



Rapid City Planning Commission

Planned Development Overlay Project Report

March 24, 2021

Item #3
Applicant Request(s)
Case #21PD006 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) #N/A

Development Review Team Recommendation(s)
Staff recommends approval of the Final Planned Development Overlay with stipulations as noted below.

Project Summary Brief

The applicant has submitted a Final Planned Development Overlay to allow an apartment complex on a parcel of land approximately 8.61 acres in size zoned Office Commercial District with an approved Initial Planned Development Overlay. In particular, the applicant is proposing to construct a 70-unit townhome apartment complex with 14 one-story structures. The proposed complex includes one two-unit structure and 13 six-unit structures with front loading garages and driveways to each unit. The applicant is proposing to construct the project in two phases with Lot 1 in Phase I and Lots 2 and 3 in Phase II. Phase I includes 24 units. Phase II includes 46 units. The applicant is not requesting any Exceptions. The property is located in the Marlin Drive Commercial Park, south of the intersection of Marlin Drive and E. Minnesota Street. Currently, the property is void of any structural development.

Applicant Information	Development Review Team Contacts
Applicant: Rapid City Marlin, LLC	Planner: Fletcher Lacock
Property Owner: Rapid City Marlin, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

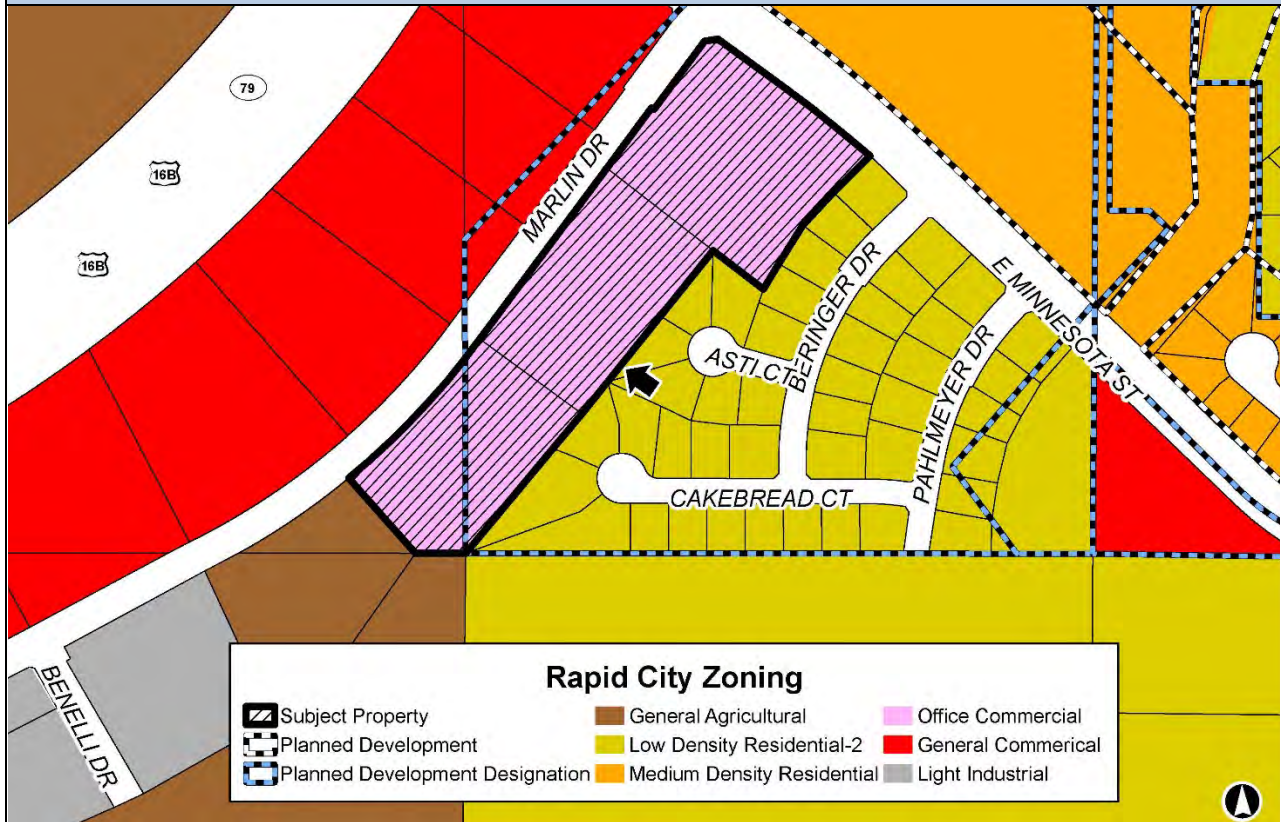
Subject Property Information

Address/Location	Located south of the intersection of East Minnesota Street and Marlin Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Marlin Drive Commercial Park
Land Area	8.61 acres / 375,052 square feet
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 90 feet
Access	Marlin Drive and East Minnesota Street
Water / Sewer	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	N/A

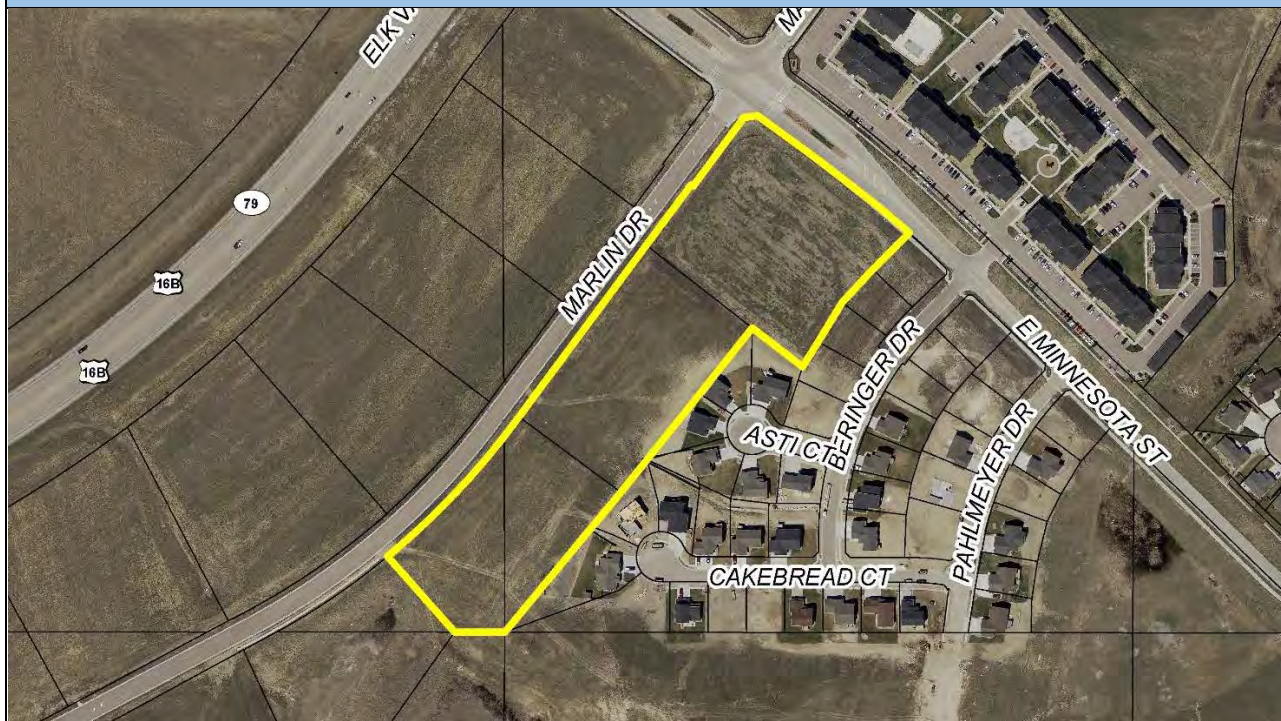
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD	MUC	Void of structural development
Adjacent North	GC-PDD	MUC / CAC / Entrance Corridor	Apartment complex
Adjacent South	GA	EC	Void of structural development
Adjacent East	LDR II-PDD	UN	Single-family dwellings
Adjacent West	GC-PDD	MUC / CAC / Entrance Corridor	Void of structural development

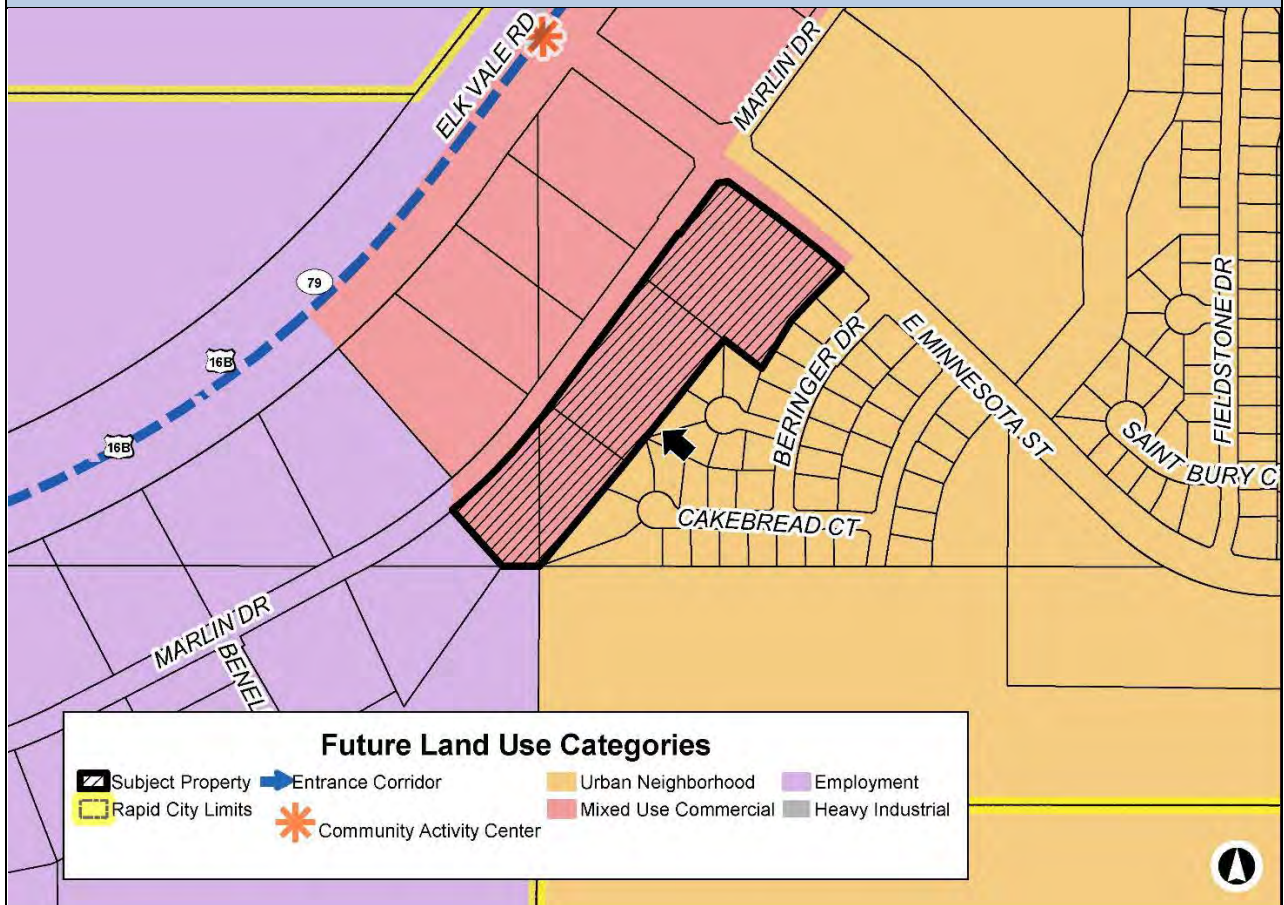
Zoning Map



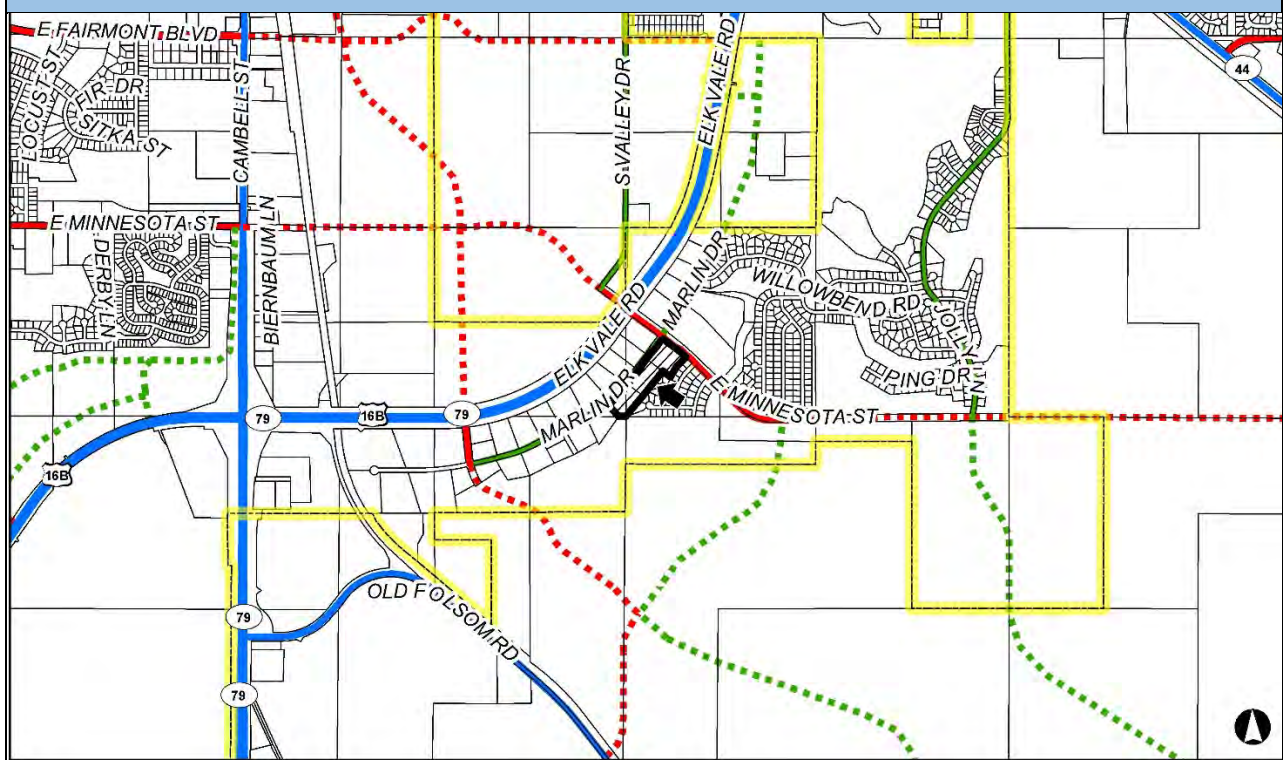
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan




Relevant Case History			
Case/File#	Date	Request	Action
20PD033	01/07/2021	Initial PD to allow a townhome apartment development	PC approved
07PD022	04/20/2007	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		110,000 square feet	358,063 square feet
Lot Width		50 feet	400 feet
Maximum Building Heights		3 stories or 35 feet	One-story, 20 feet
Maximum Density		30%	23.79%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		25 feet	25 feet
• Side		8 feet	8 feet
• Street Side		25 feet	25 feet
Minimum Landscape Requirements:			
• # of landscape points		292,636 / 28,000 sf of open space	312,790 / 92,262 sf of open space provided
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		105	147
• # of ADA spaces		5	6 ADA units proposed / Five ADA parking spaces
Signage		As per RCMC 17.50.100	None shown
Fencing		As per RCMC 17.50.340	None proposed
Planning Commission Criteria and Findings for Approval or Denial			
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Planned Development Overlay:			
Criteria	Findings		
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is comprised of approximately 8.61 acres of land zoned Office Commercial District with an approved Initial Planned Development Overlay. Currently, the property is void of any structural development. The applicant is proposing 14 townhome apartment buildings with a total of 70 units which requires the review and approval of a Final Planned Development Overlay since only one residential structure is allowed per parcel of land.		
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Office Commercial District with an Initial Planned Development Overlay. Multi-family dwellings are identified as a permitted use in the district. Multiple primary structures require the review and approval of a Final Planned Development Overlay.		
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant is not requesting any Exceptions.		
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Office Commercial District which allows for multi-family dwellings. The applicant is proposing to construct 14 primary structures which requires the approval of a Final Planned Development Overlay.		

<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The following issues identified:</p> <ul style="list-style-type: none"> • A minimum of 105 parking spaces are required. The applicant is proposing for each unit to have a garage space and a driveway in front of the unit. In addition, there are five ADA parking spaces provided throughout the site. A total of 147 parking spaces are being provided; • The proposed development requires a minimum of 292,636 landscape points. The proposed landscape plan identifies a total of 312,790 landscape points; • The proposed 70-unit apartment complex requires a total of 28,000 square feet of open space. The site plan identifies a total of 92,262 square feet of open space. No amenities are proposed; • The applicant has submitted a drainage plan for review and approval. The Public Works Department has reviewed and any updates will need to be addressed upon submittal of a Building Permit; and, • The proposed development must be fire sprinkler protected since the 70-unit townhome apartment development is still considered multi-family. <p>Prior to issuance of a Building Permit, the following must be addressed:</p> <ul style="list-style-type: none"> • Update design report to indicate the existing water main in Marlin Drive is 16-inches, not 12-inches. Confirm in the report that the existing storm sewer in Marlin Drive and Element 104 can accommodate the increased runoff from the site. Verify there is capacity in the Jolly Lane lift station for the increased sanitary flows from the project; • Update the plans to show any existing sewer and water services to Lots 1, 2 and 3 that are not being used as being abandoned per City standards; • Update sanitary sewer plans to address redline comments; and, • Update the plans to show all turnarounds in accordance with the IDCM on all dead-end streets.
<p>6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:</p>	<p>As previously noted, the applicant is not requesting any Exceptions with the Final Planned Development Overlay application.</p>

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial

In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
	<p align="center">A Balanced Pattern of Growth</p>
<p>BPG-3.2A</p>	<p>Mix of Housing Types: The proposed townhome apartments will provide additional housing options in the Southeast Connector Neighborhood Area</p>

	where a mix of single-family dwellings, 2-unit townhomes, and apartment complexes are being developed.
	A Vibrant, Livable Community
LC-1.1E	Context-Sensitive Design: The proposed townhome apartment complex will be comprised of one-story structures. The proposed height and layout will ensure that the new housing style of apartments is in the aesthetic of the adjacent single-family residential district.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.1A	Pedestrian and Bicycle Networks: There is existing sidewalk located on E. Minnesota Street. The applicant should be aware that sidewalks must be constructed along Marlin Drive as a part of the Building Permit.
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Marlin Drive is identified as a Collector Street on the City's Major Street Plan. Marlin Drive abuts the subject property on the west side. E. Minnesota Street is identified as a Minor Arterial Street on the City's Major Street Plan. The approaches will be located on Marlin Drive, the lower order street. The applicant should be aware that an easement and covenant must be secured for the shared approach between Lots 2 and 3.
	Economic Stability and Growth
EC-1.2A	Housing Stock: The proposed townhome apartment complex provides additional housing options in the Southeast Connector Neighborhood Area.
	Outstanding Recreational and Cultural Opportunities
RC-1.1B	Parks Planning: This application has been routed to the Parks Department for review. The Rapid City Parks Department uses this information to plan for future parks acquisition where growth is concentrated.
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Final Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Final Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	Multi-family dwellings are identified as a permitted use in the Office Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed Final Planned Development Overlay supports the goal of promoting new residential growth in the Southeast Connector

Findings

Staff has reviewed the Final Planned Development Overlay to allow a townhome apartment development pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant has submitted a Final Planned Development Overlay application to allow a townhome apartment complex consisting of 14 one-story townhome apartment buildings with a total of 70 dwelling units. The proposed townhome apartment complex provides a variety of housing options and supports residential growth in the Southeast Connector Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval
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Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:

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| 1. | Upon submittal of a Building Permit for Phase II, a Covenant Agreement for the shared approach between Lots 2 and 3 shall be submitted for review and approval; |
| 2. | Upon submittal of a Building Permit, the design report shall be updated to indicate the existing water main in Marlin Drive is 16-inches, not 12-inches. The report shall confirm that the existing storm sewer in Marlin Drive and Element 104 can accommodate the increased runoff from the site. The report shall verify there is capacity in the Jolly Lane lift station for the increased sanitary flows from the project; |
| 3. | Upon submittal of a Building Permit, the plans shall be updated to show any existing sewer and water services to Lots 1, 2 and 3 that are not being used as being abandoned per City standards; |
| 4. | Upon submittal of a Building Permit, the sanitary sewer plans shall be updated to address redline comments; |
| 5. | Upon submittal of a Building Permit, the site plan shall be revised to show turn arounds designed in compliance with the Infrastructure Design Criteria Manual; |
| 6. | Upon submittal of a Building Permit, fire sprinkler plans shall be submitted for review and approval; |
| 7. | All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and, |
| 8. | This Final Planned Development Overlay shall allow a 70-unit townhome apartment complex. Any change in use that is a permitted use in the Office Commercial District and in compliance with the parking regulations shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development Overlay. |



Rapid City Department of Community Development

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
Case #21PD006	Final Planned Development Overlay to allow an apartment complex
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment;
6.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.