



Rapid City Planning Commission

Planned Development Overlay Project Report

March 24, 2021

Item #4
Applicant Request(s)
Case #21PD007 - 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.

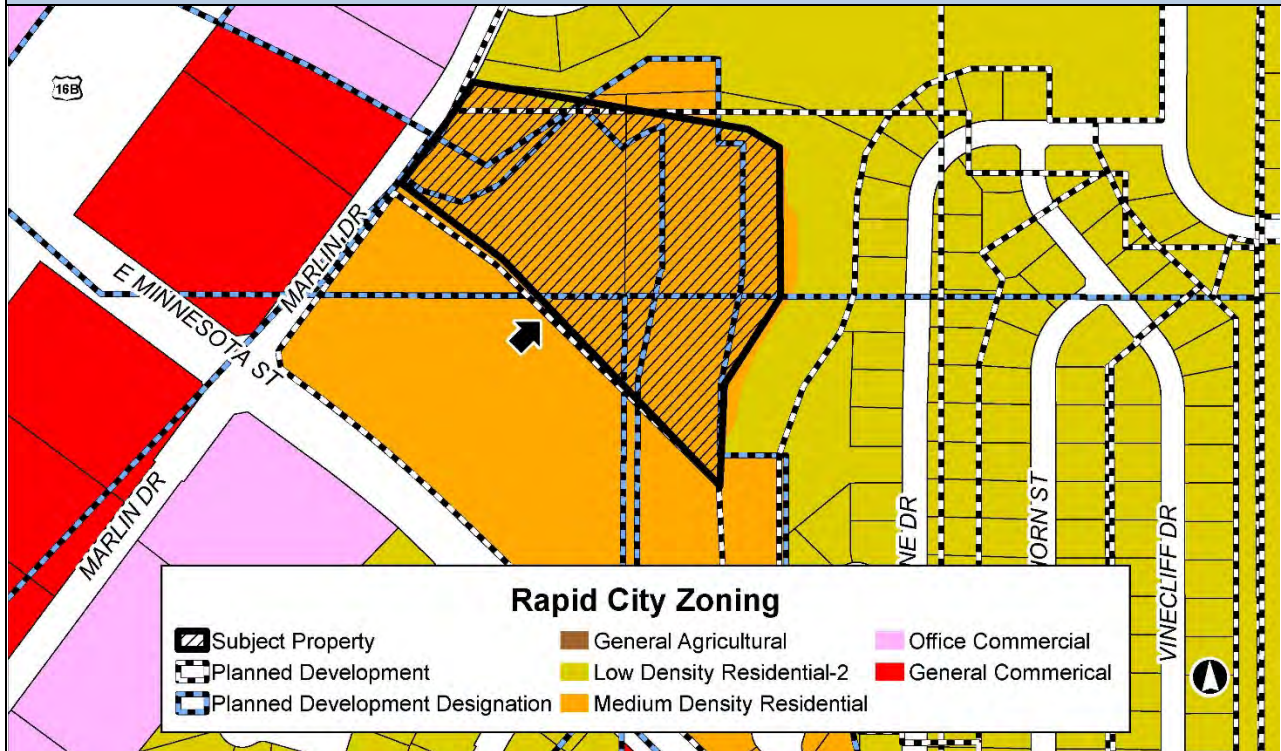
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow an apartment complex on a parcel of land approximately 8.49 acres in size zoned Medium Density Residential District with an Initial Planned Development Overlay. In particular, the applicant is proposing to construct a 66-unit apartment complex with 16 apartment buildings. The Medium Density Residential District allows townhome style apartment buildings. The proposed apartment complex will be constructed in two phases starting at the south end of the property. The applicant is not requesting any Exceptions. The property is located in the Elks Crossing Subdivision, more specifically located north of the intersection of Marlin Drive and East Minnesota Street on the east side of Marlin Drive. Currently, the property is void of any structural development.</p>	
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	2927 Marlin Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Elks Crossing
Land Area	8.49 acres / 369,825 square feet
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 15 feet
Access	Marlin Drive
Water / Sewer	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	N/A

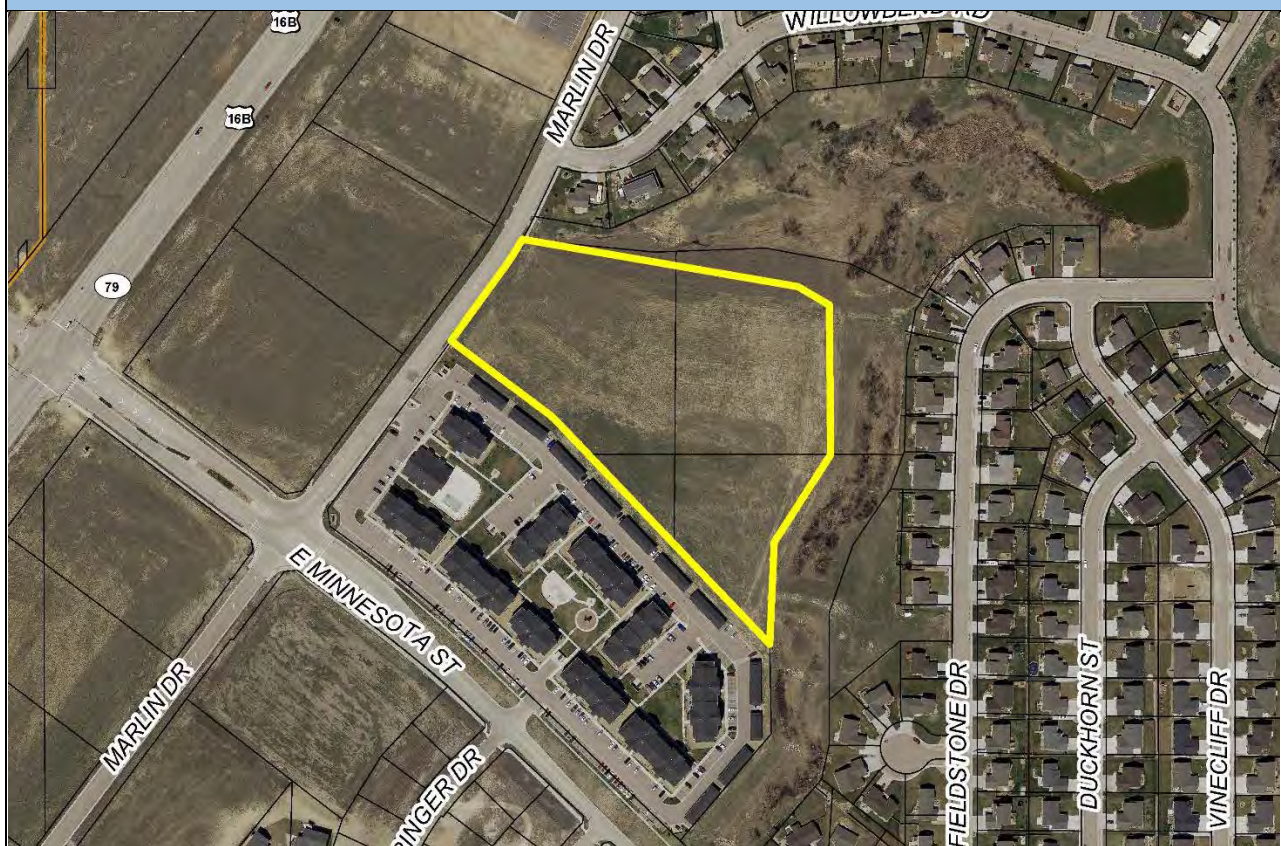
Subject Property and Adjacent Property Designations

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

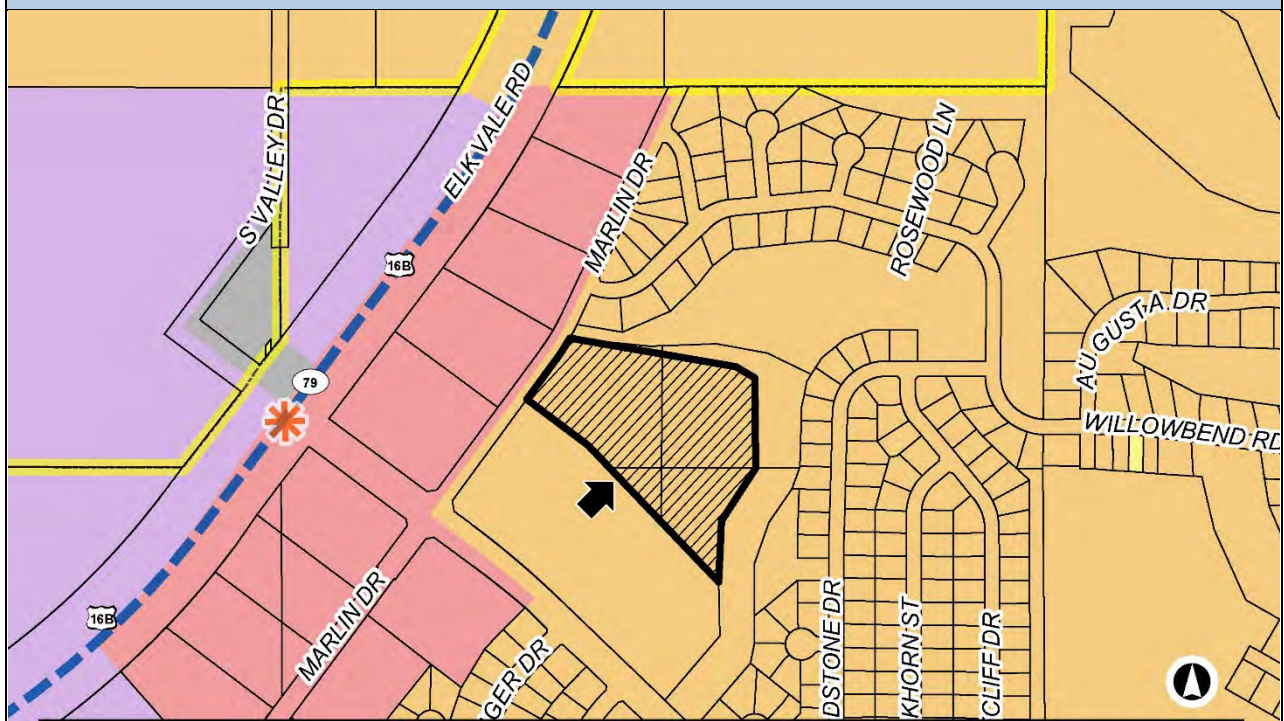
Zoning Map



Existing Land Uses



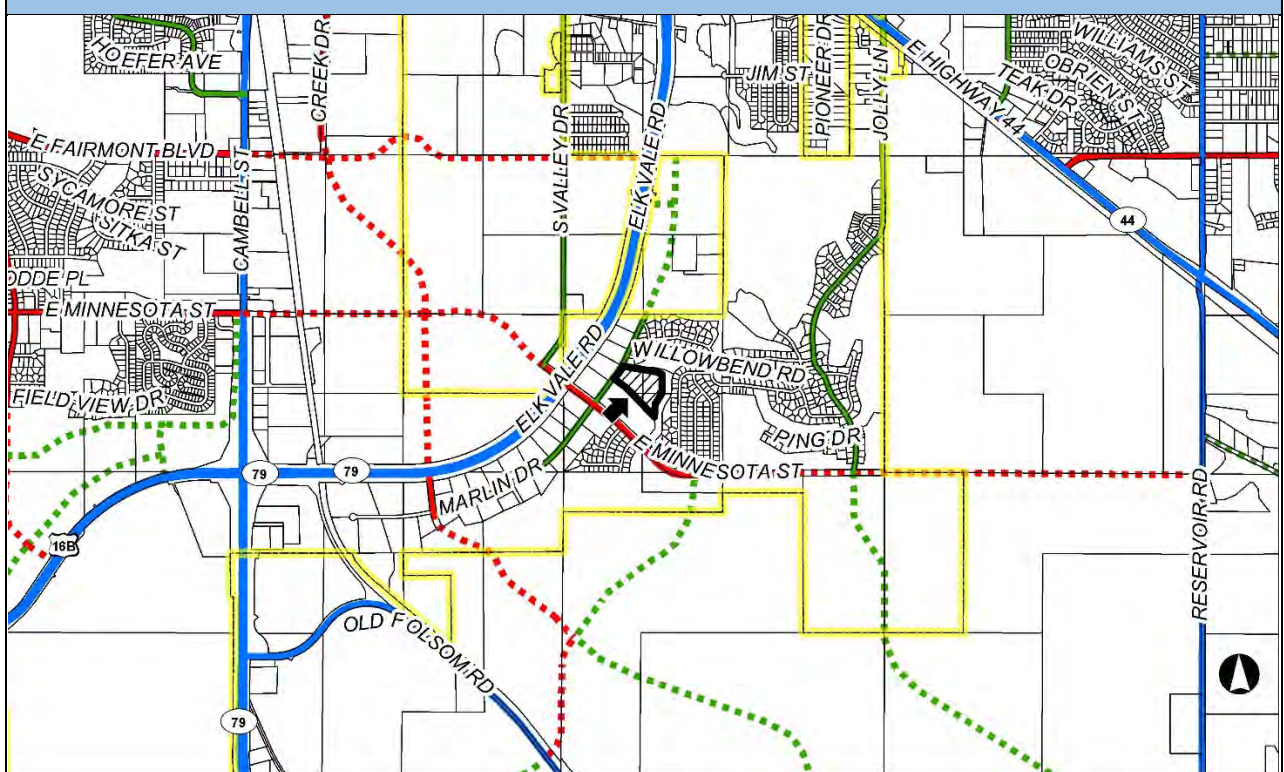
Comprehensive Plan Future Land Use



Future Land Use Categories

- | | | | |
|-------------------|--------------------------|----------------------|---------------------------|
| Subject Property | Rural Residential | Mixed Use Commercial | Community Activity Center |
| Entrance Corridor | Low Density Neighborhood | Employment | |
| Rapid City Limits | Urban Neighborhood | Heavy Industrial | |

Parks or Transportation Plan





Major Street Plan






- | | | | |
|-------------------|----------------|--------------------|-------------------------|
| Subject Property | Collector | Principal arterial | Proposed minor arterial |
| Rapid City Limits | Minor arterial | Proposed collector | |

Relevant Case History			
Case/File#	Date	Request	Action
20PD027	09/24/2020	Initial PD to allow an apartment complex	PC approved
07PD041	06/11/2007	Planned Development Designation	Staff approved
07PD025	04/20/2007	Planned Development Designation	PC approved
00PD065	12/18/2000	Planned Development Designation	City Council approved
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		104,000 square feet	369,825 square feet
Lot Width		50 feet	255 feet
Maximum Building Heights		3 stories or 35 feet	One story, 20 feet
Maximum Density		30%	22.5%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		25 feet	25 feet
• Side		8 feet	28.14 feet and 8 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		285,137 / 26,400 sf of open space	296,061 / 55,000 sf of open space provided
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		99	142
• # of ADA spaces		4	5
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 8.49 acres of land zoned Medium Density Residential District. Currently, the property is void of any structural development. The applicant is proposing 16 apartment buildings 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 Medium Density Residential District with a Planned Development Designation. 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 Medium Density Residential District which allows for multi-family dwellings. The applicant is proposing to construct 16 primary structures which requires the approval of a Final Planned Development Overlay.		

<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>Staff has reviewed the following issues:</p> <ul style="list-style-type: none"> • A minimum of 99 parking spaces are required. The site plan identifies a total of 142 parking spaces including garages and driveways. In addition, ADA parking is being provided as required; • The proposed development requires a minimum of 285,137 landscape points. The landscape plan identifies a total of 296,061 landscape points to be provided; • The proposed development requires a minimum of 26,400 square feet of open space. The site plan identifies a total of 55,000 square feet of open space including a large area in the middle of the development. No amenities are being proposed; • The applicant has submitted a drainage report with the Final Planned Development Overlay application. Public Works staff has reviewed the report and noted revisions must be addressed and submitted with the Building Permit application. <p>Prior to issuance of a Building Permit, the following must be addressed:</p> <ul style="list-style-type: none"> • The applicant must demonstrate that all peak velocities are not less than two feet per second or an Exception to the Infrastructure Design Criteria Manual must be submitted be obtained; and, • The site plan must be revised to show a turnaround at the southeast side of the property in accordance with the Infrastructure Design Criteria Manual.
<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 to the Zoning Ordinance 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 apartments will provide additional housing options in the Southeast Connector Neighborhood Area where a mix of single-family dwellings and 2-unit townhomes are being developed.</p>
	<p align="center">A Vibrant, Livable Community</p>
<p>LC-1.1E</p>	<p>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 to the north and east.</p>

 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1A	Pedestrian and Bicycle Networks: There is existing sidewalk located on Marlin Drive. The applicant is also proposing internal sidewalk circulation on-site.
 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. Marlin Drive is constructed to City design standards and is constructed to accommodate higher traffic volumes.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: The proposed 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 Medium Density Residential 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 Neighborhood Area.

Findings	
<p>Staff has reviewed the Final Planned Development Overlay to allow an apartment complex 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 an apartment complex consisting of 16 one-story apartment buildings with a total of 66 dwelling units. The proposed apartment complex provides a variety of housing options and supports residential growth in the Southeast Connector Neighborhood Area.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, the utility report shall demonstrate that all peak velocities are not less than two feet per second or an Exception to the Infrastructure Design Criteria Manual shall be submitted be obtained;
2.	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;
3.	Upon submittal of a Building Permit, fire sprinkler plans shall be submitted for review and approval;
4.	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,
5.	This Final Planned Development Overlay shall allow a 66-unit 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.*

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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.