



# Rapid City Planning Commission

## Planned Development Overlay Project Report

May 6, 2021

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| <b>Item #8</b>  |
| <b>Applicant Request(s)</b>   |
| Case #21PD016 – Final Planned Development Overlay to allow an apartment complex |
| Companion Case(s) N/A   |

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

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| <b>Project Summary Brief</b> |
|------------------------------|

The applicant has submitted a Final Planned Development Overlay to allow an apartment complex on a parcel of land approximately 5.66 acres in size zoned Medium Density Residential District with an Initial Planned Development Overlay. In particular, the applicant is proposing to construct a 150-unit apartment complex with 10 three-story structures and 10 garage structures. The applicant is not requesting any Exceptions. The City Council approval of the Initial Planned Development Overlay included direction to move the dumpster locations, provide a mature tree buffer, amend the Traffic Impact Study, and limit lighting on the south sides of the proposed structures. The applicant has submitted a revised Traffic Impact Study, a landscape plan, revised the site plan to relocate the dumpsters, and indicated that low impact lighting will be used.

The property is located in the Johnson Ranch Subdivision on the east side of Provider Boulevard. Currently, the property is void of any structural development.

| Applicant Information               | Development Review Team Contacts |
|-------------------------------------|----------------------------------|
| Applicant: Yasmeen Dream LLC        | Planner: Fletcher Lacock         |
| Property Owner: Yasmeen Dream 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              |

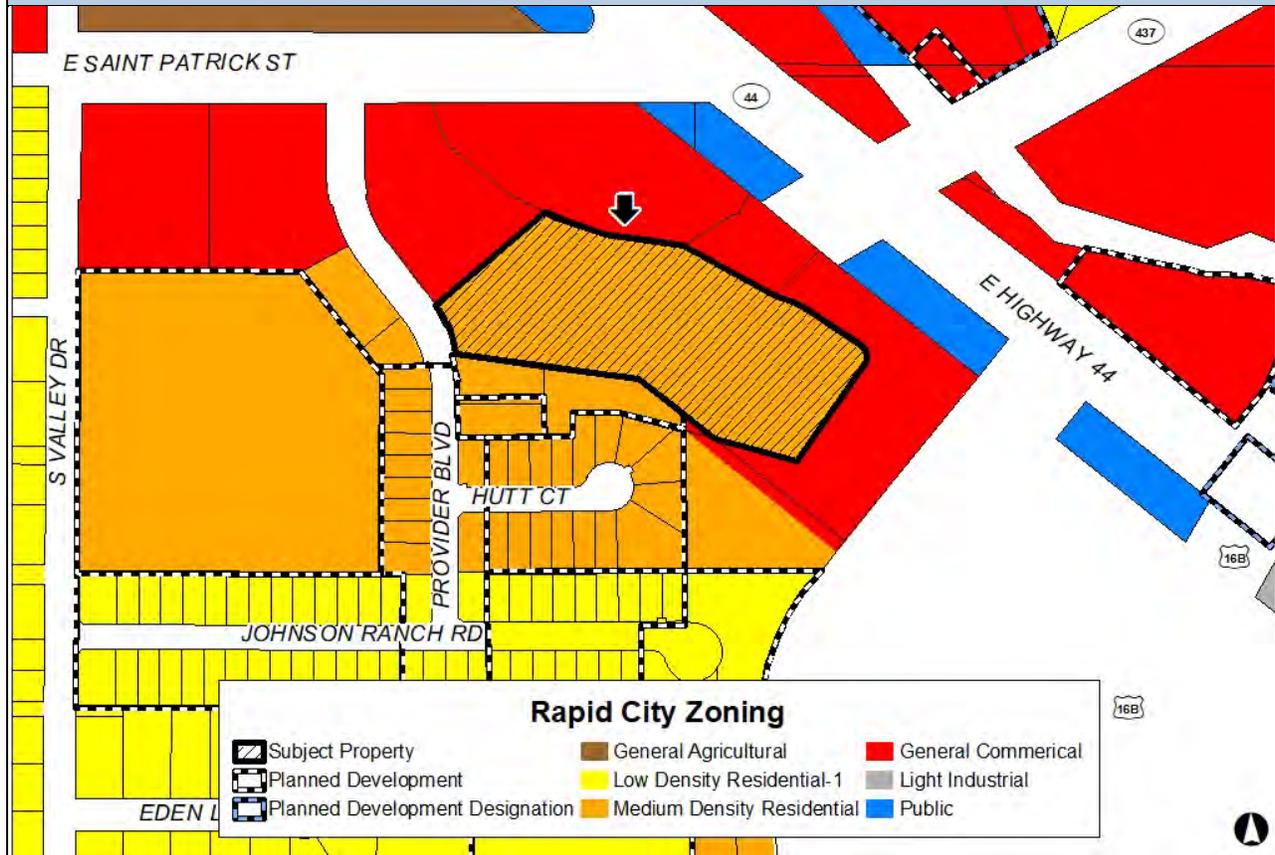
|                                     |
|-------------------------------------|
| <b>Subject Property Information</b> |
|-------------------------------------|

|                       |   |
|-----------------------|---|
| Address/Location      | 2016 and 2030 Provider Boulevard                              |
| Neighborhood          | Southeast Connector Neighborhood Area                         |
| Subdivision           | Johnson Ranch Subdivision                                     |
| Land Area             | 5.66 acres  |
| Existing Buildings    | Void of structural development                                |
| Topography            | Relatively level  |
| Access                | Provider Boulevard  |
| Water / Sewer         | RVSD  |
| Electric/Gas Provider | West River Electric   |
| Floodplain            | Federally designated 500-year floodplain – Protected by levee |

### Subject Property and Adjacent Property Designations

|                  | Existing Zoning | Comprehensive Plan | Existing Land Use(s)           |
|------------------|-----------------|--------------------|--------------------------------|
| Subject Property | MDR - PD        | MUC                | Void of structural development |
| Adjacent North   | GC              | MUC                | Void of structural development |
| Adjacent South   | MDR-PD          | UN                 | Void of structural development |
| Adjacent East    | GC              | P/QP               | Void of structural development |
| Adjacent West    | MDR             | UN                 | Group home                     |

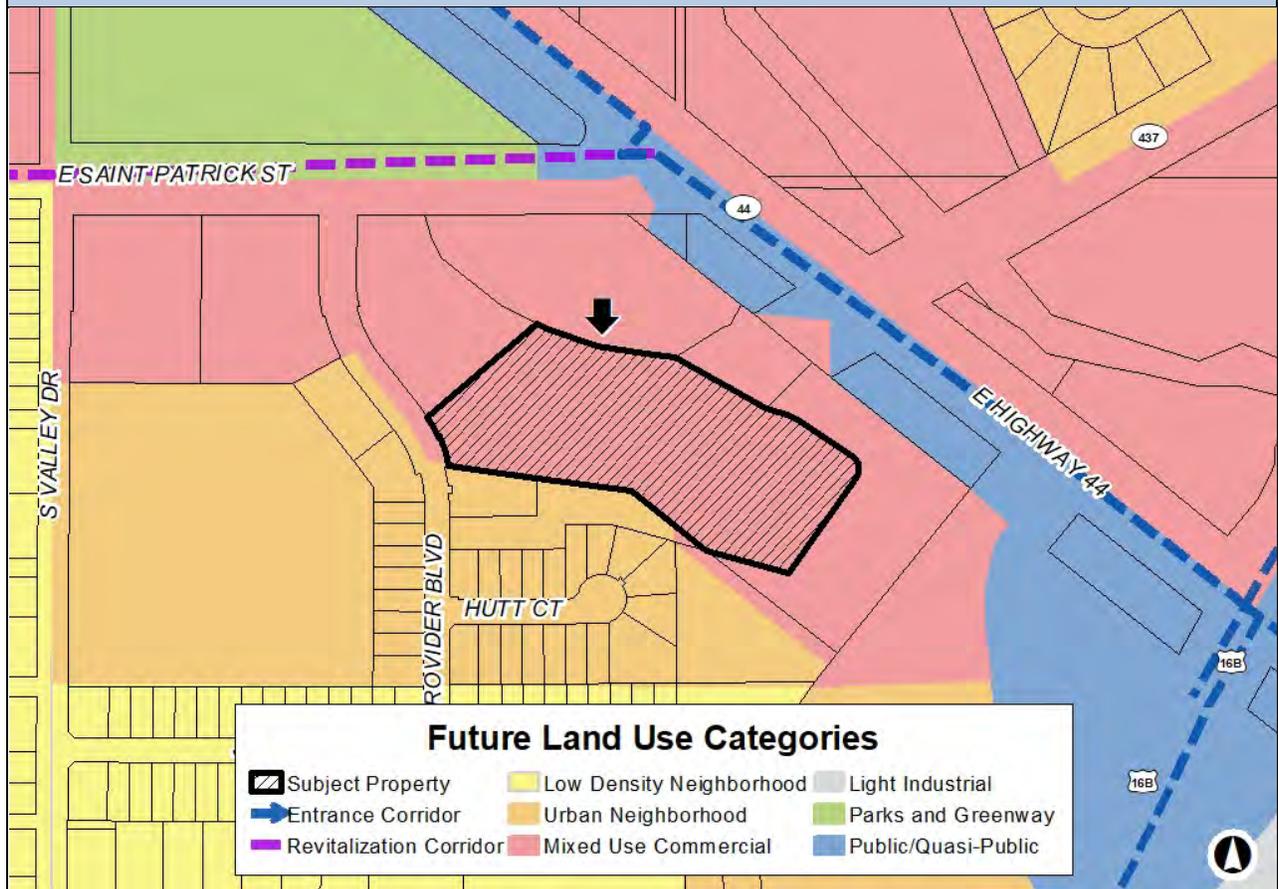
### Zoning Map



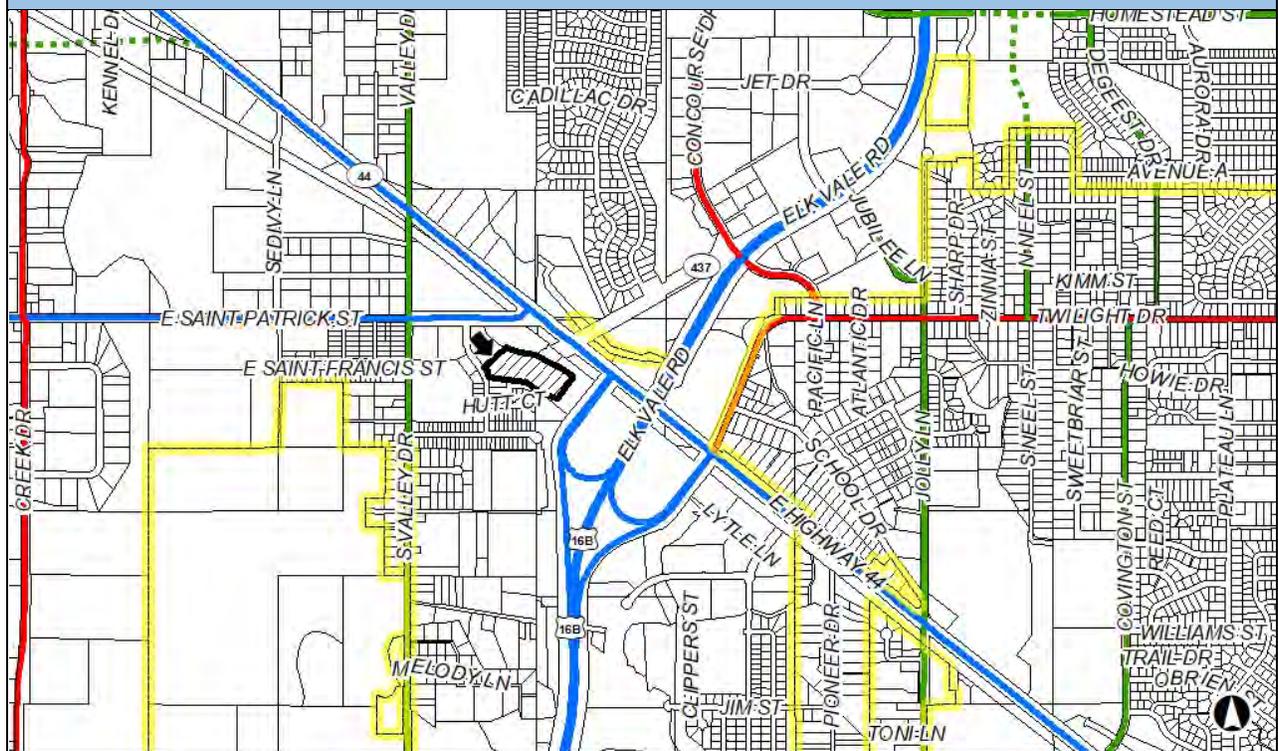
### Existing Land Uses



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan

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

| <b>Relevant Case History</b>                |             |   |  |
|---|-------------|---|--|
| <b>Case/File#</b>                           | <b>Date</b> | <b>Request</b>  | <b>Action</b>                                      |
| 20PD035                                     | 02/16/2021  | Initial Planned Development to allow an apartment complex | City Council upheld Planning Commission's approval |
| <b>Relevant Zoning District Regulations</b> |             |   |  |
| Medium Density Residential District         |             | <b>Required</b>   | <b>Proposed</b>                                    |
| Lot Area                                    |             | 230,000 square feet                                       | 246,337 square feet                                |
| Lot Width                                   |             | 50 feet   | 115 feet   |
| Maximum Building Heights                    |             | 3 stories or 35 feet                                      | Three-story / 35 feet                              |
| Maximum Density                             |             | 30%   | 25.4%  |
| Minimum Building Setback:                   |             |   |  |
| • Front                                     |             | 25 feet   | 140 feet   |
| • Rear                                      |             | 25 feet   | 25 feet  |
| • Side                                      |             | 12 feet   | 12 feet  |
| • Street Side                               |             | N/A   | N/A  |
| Minimum Landscape Requirements:             |             |   |  |
| • # of landscape points                     |             | 183,707   | 276,192  |
| • # of landscape islands                    |             | 4   | 4  |
| Minimum Parking Requirements:               |             |   |  |
| • # of parking spaces                       |             | 225   | 245  |
| • # of ADA spaces                           |             | 7   | 8  |
| Signage                                     |             | As per RCMC 17.50.100                                     | Ground sign  |
| Fencing                                     |             | As per RCMC 17.50.340                                     | None proposed                                      |
| Open Space                                  |             | 60,000 sf   | 61,578 sf  |

| <b>Planning Commission Criteria and Findings for Approval or Denial</b>   |   |
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| <b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Final Planned Development Overlay:</b> |   |
| <b>Criteria</b>   | <b>Findings</b>   |
| 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 5.66 acres of land zoned Medium Density Residential District with an Initial Planned Development Overlay. Currently, the property is void of any structural development. The applicant is proposing 10 apartment buildings with a total of 150 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 proposed apartment complex complies with the land area regulations for the Medium Density Residential District.   |
| 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 proposed apartment complex will serve as a buffer between the single-family development to the south and future commercial development to the north. The subject property was previously rezoned from General Commercial District to Medium Density Residential District. The future  |

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|   | <p>land use designation of the property is Mixed-Use Commercial. Staff will initiate a Comprehensive Plan Amendment to update the Future Land Use Map once the design for the Johnson Ranch Subdivision is finalized.</p>  |
| <p>5. Any adverse impacts will be reasonably mitigated:</p> | <p>The applicant has submitted an updated Traffic Impact Study demonstrating that the change in use from commercial to residential will produce a net decrease in trips generated in the neighborhood. As such, no additional public improvements are needed for the proposed apartment complex.</p> <p>The applicant has submitted a landscape plan showing a line of mature trees on the adjacent park property to the south, also owned by the applicant. The proposed mature trees were offered by the developer to provide a buffer between the apartments and the single-family dwellings to the south. In addition, the landscape plan is in compliance with the Zoning Ordinance and the useable open space requirement is met.</p> <p>A minimum of 60,000 square feet of open space is required. The site plan identifies 61,578 square feet of open space which is primarily grass areas shown along the perimeter of the lot. No on-site amenities are included in the open space. The ground space is suitable for areas to grill. In addition, upper level units will have private decks which are not included in the open space requirements. The Johnson Ranch Subdivision includes a park which has not been constructed at this time. The proposed park will have a basketball court and walking trail. The proposed park also provides additional open space and play area for the entire neighborhood but is not included in the required open space calculation.</p> <p>The applicant has stated that building lighting will be designed so as to not shine on adjacent properties or rights-of-way. Site lighting will include some parking lot pole lights and building wall packs.</p> <p>The site plan has been revised from the Initial Planned Development Overlay to show one additional apartment building along the south property line. The applicant has stated that the change in configuration is due to the relocation of the dumpsters away from the south property line. Staff has identified that the orientation of the proposed apartment buildings will have decks overlooking the park to the south. It appears that the park and setbacks will provide a minimum of 75 feet of separation between the apartment complex and the single-family dwellings.</p> <p>Public Works staff has indicated that there are issues with the proposed water quality in the drainage plan. As such, upon submittal of a Building Permit, a revised drainage plan must be submitted for review and approval addressing concerns with stormwater quality.</p> <p>Rapid Valley Sanitary District has indicated that water and sewer plans must be submitted for review and approval.</p> |

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|  | Prior to issuance of a Building Permit, the water and sewer plans must be approved by Rapid Valley Sanitary District.       |
| 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: | As previously noted, the applicant is not requesting any Exceptions with the Final Planned Development Overlay application. |

**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**

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|    | <b>A Balanced Pattern of Growth</b>   |
| BPG-3.2A  | 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, 2-unit townhomes, and apartment complexes are being developed.   |
|    | <b>A Vibrant, Livable Community</b>   |
|   | N/A   |
|   | <b>A Safe, Healthy, Inclusive, and Skilled Community</b>  |
|   | N/A   |
|  | <b>Efficient Transportation and Infrastructure Systems</b>  |
| T1-2.1F   | Transportation Standards and Plans: The proposed 150-unit apartment complex triggers that an updated Traffic Impact Study (TIS) be submitted for review and approval. The revised TIS indicates that the change in use from commercial to residential will result in a net decrease in trips generated. As such, no additional public improvements are needed for the proposed apartment complex.   |
|  | <b>Economic Stability and Growth</b>  |
| EC-1.2A   | Housing Stock: The proposed apartment complex provides additional housing options in the Southeast Connector Neighborhood Area. The Johnson Ranch Subdivision is a mixed-use neighborhood with a combination of housing, schools, parks and commercial development.   |
|  | <b>Outstanding Recreational and Cultural Opportunities</b>  |
|   | N/A   |
|  | <b>Responsive, Accessible, and Effective Governance</b>   |
| 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. |

| <b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b> |   |
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| <b>Future Land Use Plan Designation(s):</b>                             | Mixed-Use Commercial  |
| <b>Design Standards:</b>  |   |
| N/A   | The property was recently Rezoned (File #20RZ041) from General Commercial District to Medium Density Residential District. Staff will initiate an amendment to the Future Land Use Plan once development is finalized in the Johnson Ranch Subdivision. |

| <b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b> |  |
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| <b>Neighborhood:</b>   | Southeast Connector Neighborhood Area  |
| <b>Neighborhood Goal/Policy:</b>   |  |
| 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. |

| <b>Findings</b>  |  |
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| 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 10 three-story apartment buildings with a total of 150 dwelling units. The proposed apartment complex provides a variety of housing options and supports residential growth in the Southeast Connector Neighborhood Area. The revised Traffic Impact Study indicates that the change in use will result in a net decrease in trips generated. |  |

| <b>Planning Commission Recommendation and Stipulations of Approval</b>  |  |
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| Staff recommends approval of the Final Planned Development Overlay to allow an apartment complex with the following stipulations: |  |
| 1.  | A minimum of 225 parking spaces shall be provided with seven being ADA accessible. In addition, one of the ADA accessible spaces shall be “van accessible”;  |
| 2.  | A minimum of 183,707 landscape points shall continually be provided and maintained. The row of mature trees located on the adjacent lot shall be planted prior to issuance of a Certificate of Occupancy;  |
| 3.  | A minimum of 60,000 square feet of open space shall continually be provided;   |
| 4.  | Prior to submittal of a Building Permit, water and sewer plans shall be submitted for review and approval to Rapid Valley Sanitary District. A copy of the approval shall be submitted with the Building Permit;   |
| 5.  | Upon submittal of a Building Permit, a lighting plan shall be submitted for review and approval showing the location and type of lighting on the buildings;  |
| 6.  | Upon submittal of a Final Planned Development Overlay application, a revised drainage plan shall be submitted for review and approval addressing stormwater quality;   |
| 7.  | Prior to issuance of a Certificate of Occupancy, a Major Amendment to the Planned Development shall be submitted for the proposed park identifying the play equipment and mature landscaping;  |
| 8.  | All signage shall meet the requirements of the Rapid City Sign Code. Any proposed electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,   |
| 9.  | This Final Planned Development Overlay shall allow a 150-unit apartment complex. Any change in use that is a permitted use in the Medium Density Residential District in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development. |



## 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)               |   |
|------------------------------------|---|
| <b>Case #21PD016</b>               | Final Planned Development Overlay to allow an apartment complex   |
| <b>Companion Case(s) #</b>         | 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 Initial Planned Development or a subsequent Final Planned Development Overlay;                             |
| 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.  |