



Rapid City Planning Commission

Planned Development Overlay Project Report

May 27, 2021

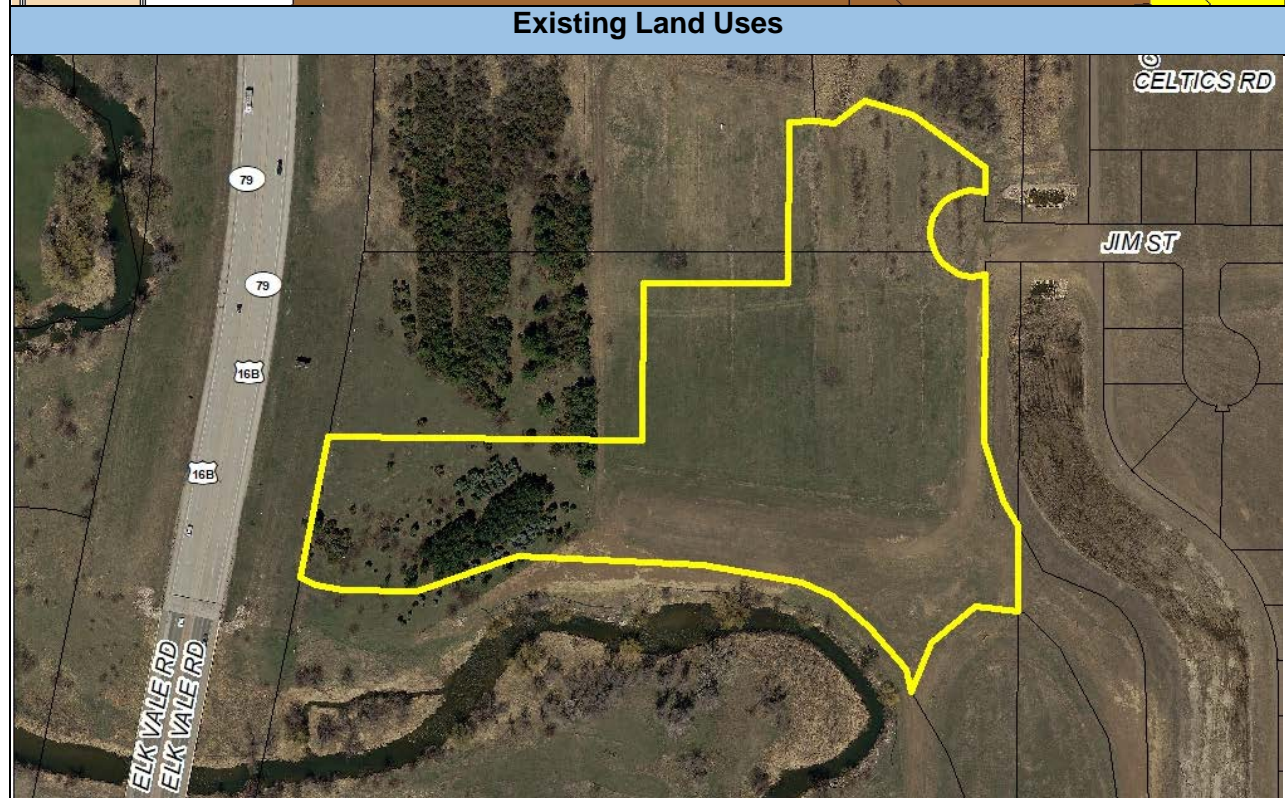
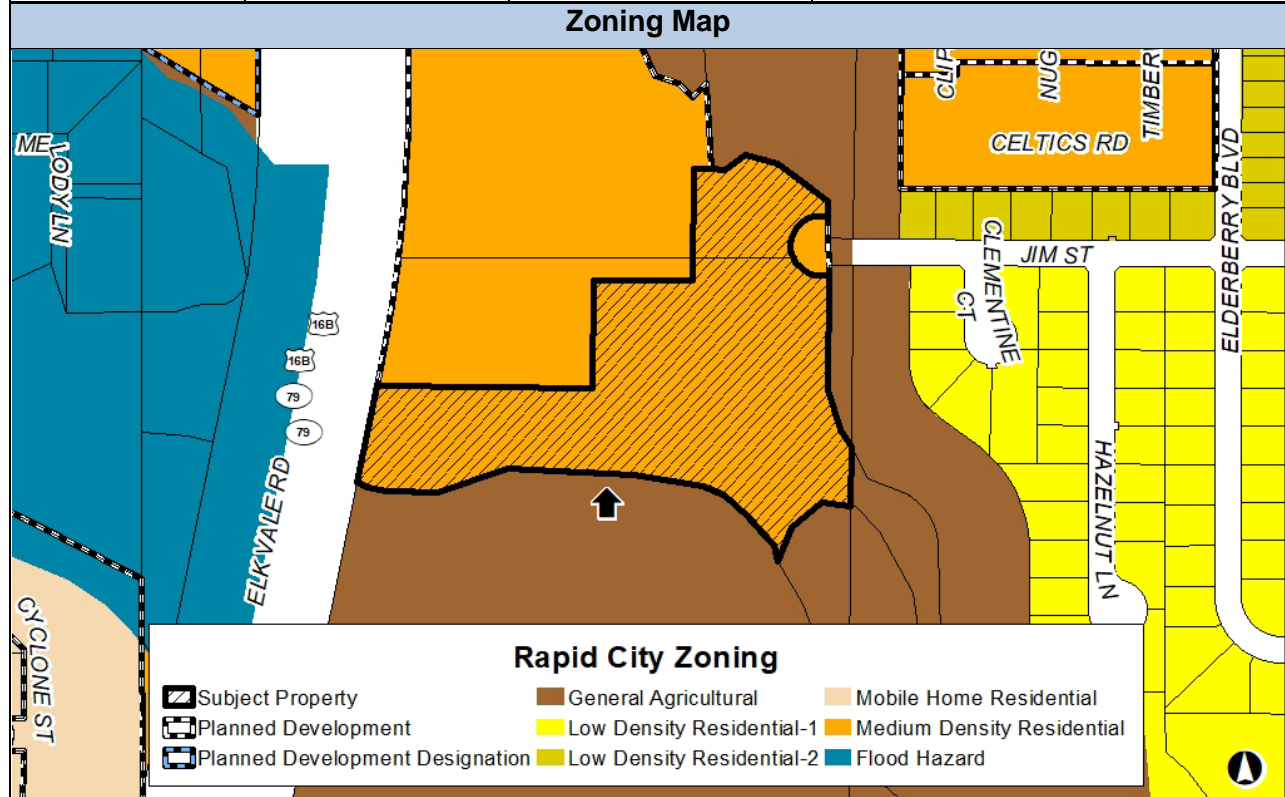
Item #2
Applicant Request(s)
Case #21PD017 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

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

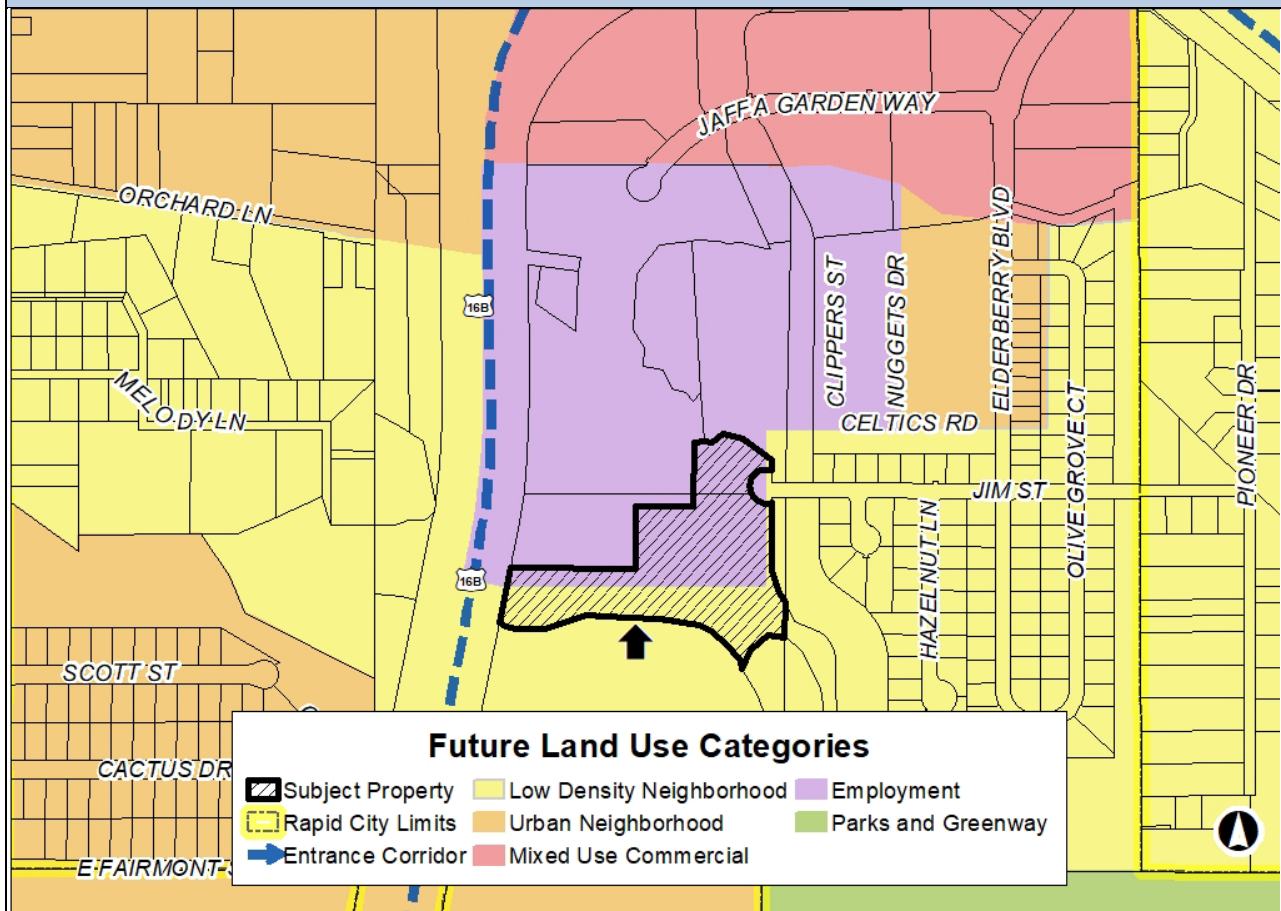
Project Summary Brief
<p>(Update May 24, 2021. All revised and/or added text is shown in bold.) The Project report has been corrected to state 182 apartment units are proposed with Phase I of the development and 659 total apartment units are proposed with all phases. The applicant has submitted a Final Planned Development Overlay to construct Phase I of an apartment complex on a parcel of land approximately 8.4 acres in size zoned Medium Density Residential District. In particular, Phase I includes four apartment buildings with 182 units, a clubhouse, and swimming pool. There are three additional phases proposed for a total of 659 apartment units. An Exception was granted with the Initial Planned Development Overlay to allow a height of three-stories and 39.75 feet in lieu of the maximum allowed height of 35 feet. The property is located in the Orchard Meadows subdivision which is located southeast of the intersection of S.D. Highway 44 and Elk Vale Road. Currently, the property is void of any structural development.</p>
Applicant Information
Applicant: Creekside Heights Apartments
Property Owner: Creekside Heights Apartments
Architect: N/A
Engineer: KTM Design Solutions
Surveyor: N/A
Other: N/A
Development Review Team Contacts
Planner: Fletcher Lacock
Engineer: Dan Kools
Fire District: Tim Behlings
School District: Kumar Veluswamy
Water/Sewer: Dan Kools
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Located southwest of the terminus of Jim Street
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Proposed Orchard Meadows No. 2
Land Area	8.4 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Jaffa Garden Way and Jim Street
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	Federally Designated 500-year Floodway

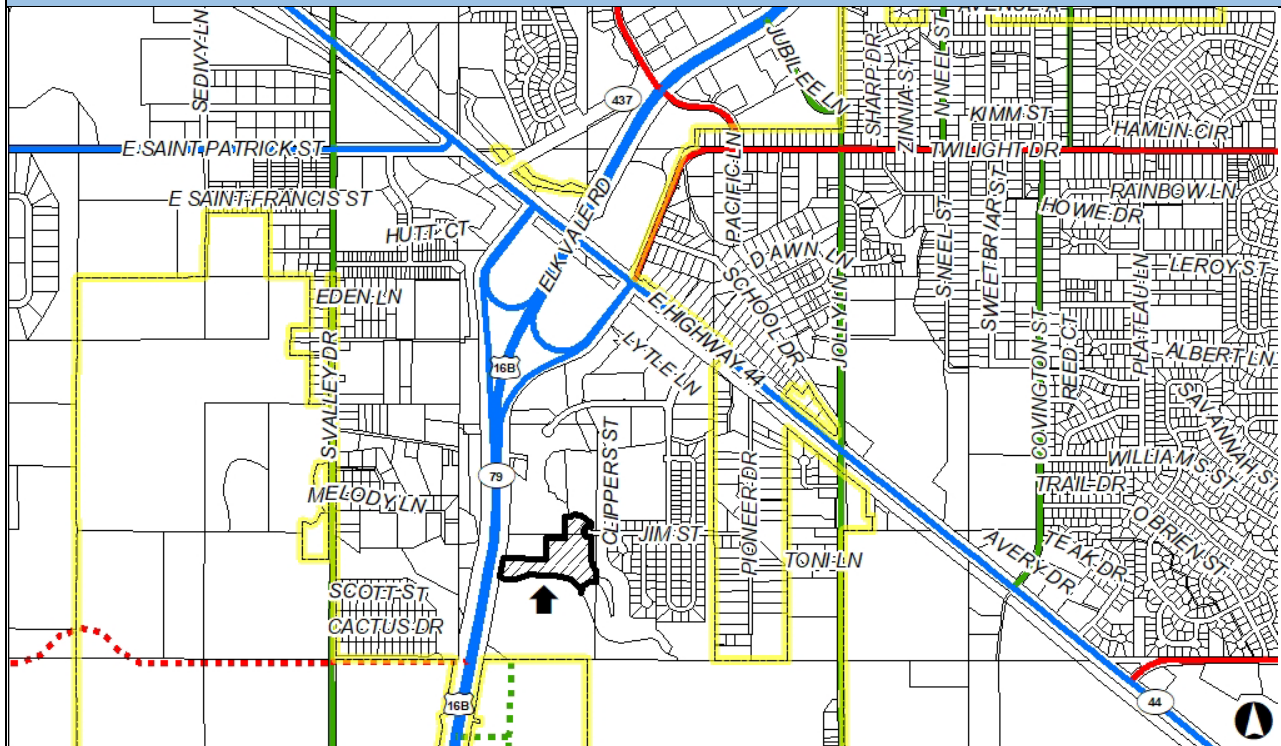
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	EC-FP / Entrance Corridor	Void of structural development
Adjacent North	MDR	EC-FP / Entrance Corridor	Void of structural development
Adjacent South	GA	LDN-FP / Entrance Corridor	Void of structural development
Adjacent East	GA	LDN-FP	Single-family dwellings
Adjacent West	FH	LDN-FP / Entrance Corridor	Elk Vale Road / dwellings



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan





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




Relevant Case History			
Case/File#	Date	Request	Action
20PD008	03/26/2020	Initial Planned Development to allow an apartment complex	PC approved with stipulations
20RZ011	11/04/2013	Rezoning from General Agricultural District to Medium Density Residential District	City Council approved
20RZ010	09/26/2013	Rezoning from General Agricultural District to Medium Density Residential District	City Council approved
19PL004	11/19/2001	Preliminary Subdivision Plan	City Council approved
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		257,000 square feet	362,100 square feet
Lot Width		50 feet	400 feet
Maximum Building Heights		3 stories or 35 feet	Exception granted to allow a height of 39.75 feet
Maximum Density		30%	20.85%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		25 feet	25 feet
• Side		12 feet	12 feet
• Street Side		25 feet	25 feet
Minimum Landscape Requirements:			
• # of landscape points		291,015	294,070
• # of landscape islands		6	7
Minimum Parking Requirements:			
• # of parking spaces		273	342
• # of ADA spaces		7	8
Signage		As per RCMC 17.50.100	Ground sign / wall signs
Fencing		As per RCMC 17.50.340	None proposed
Open Space		67,200 sf	112,068 sf

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 an Initial 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 8.4 acres of land zoned Medium Density Residential District. Currently, the property is void of any structural development. The applicant is proposing 4 apartment buildings in this phase of the development which requires the review and approval of a Final Planned Development Overlay.
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 an Initial Planned Development Overlay to allow a 659-unit apartment complex. 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	An Exception to allow a height of three-stories and 39.75 feet in lieu of the maximum allowed height of three-stories and 35 feet was granted with the Initial Planned Development Overlay. The property abuts Elk Vale Road

purposes and intent of these regulations:	to the west and commercial development to the north. To the east, land is being developed with a drainage way which will provide an additional buffer from lower density residential. In addition, the proposed height Exception is less than a 20% deviation.
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 a total of 14 primary structures which requires the approval of a Final Planned Development Overlay. This Final Planned Development Overlay is for Phase I of a four phase development. Each subsequent phase will require the review and approval of a Final Planned Development Overlay.
5. Any adverse impacts will be reasonably mitigated:	<p>The proposed development is located within the Rapid Valley Sanitary District (RVSD). The 12-inch water main within the development will be owned by RVSD and will require an easement. Prior to issuance of a Certificate of Occupancy, the lift station must be constructed, and the force main and appurtenances accepted by RVSD.</p> <p>The proposed apartment complex requires a minimum of 263,600 square feet of useable open space. The applicant has submitted a site plan that shows 329,954 square feet of open area which will include, a clubhouse, swimming pool, dog walk, and grassy areas.</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:	As noted above, the surrounding land uses including Elk Vale Road, commercial development to the north, and the drainage to the east serve to buffer the requested height Exception.

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	
	A Balanced Pattern of Growth
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 and 2-unit townhomes are being proposed and developed.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Elk Vale Road is identified as a Principal Arterial Street on the City's Major Street Plan. Elk Vale Road abuts the subject property

	on the west side.
	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
	N/A
	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):	Employment Center / Low Density Neighborhood
Design Standards:	
N/A	Multi-family dwellings are identified as a permitted use in the Medium Density Residential District. As the Orchard Meadows Subdivision continues to develop the Comprehensive Plan and Future Land Use Map will be updated. It is expected that the Future Land Use Designation of the property will be changed to Urban Neighborhood with a future Comprehensive Plan Amendment.

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
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 Phase I of a four phase apartment complex. Phase one consists of four apartment buildings with a total of 182 units , a clubhouse, and swimming pool. The four phases will consist of 14 three-story apartment buildings with a total of 659 dwelling units . The surrounding land uses, Elk Vale Road, and drainage areas will provide a buffer to adjacent lower density residential development. The proposed 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	
Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	Acknowledge the previously granted Exception to allow a maximum height of three-stories and 39.75 feet in lieu of the maximum allowed height of 35 feet;
2.	The required lift station shall be completed and operational prior to issuance of a Certificate of Occupancy. In addition, easements shall be dedicated as needed;

3.	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;
4.	Prior to approval of a Building Permit, an easement shall be provided for the 12-inch water main for Rapid Valley Sanitary District; and,
5.	This Final Planned Development Overlay shall allow Phase 1 of a four-phase apartment development to include a 182-unit apartment complex, clubhouse, and swimming pool. Future phases shall require the review and approval of a Major Amendment. Any change in use shall require an amendment to the Planned Development Overlay.