

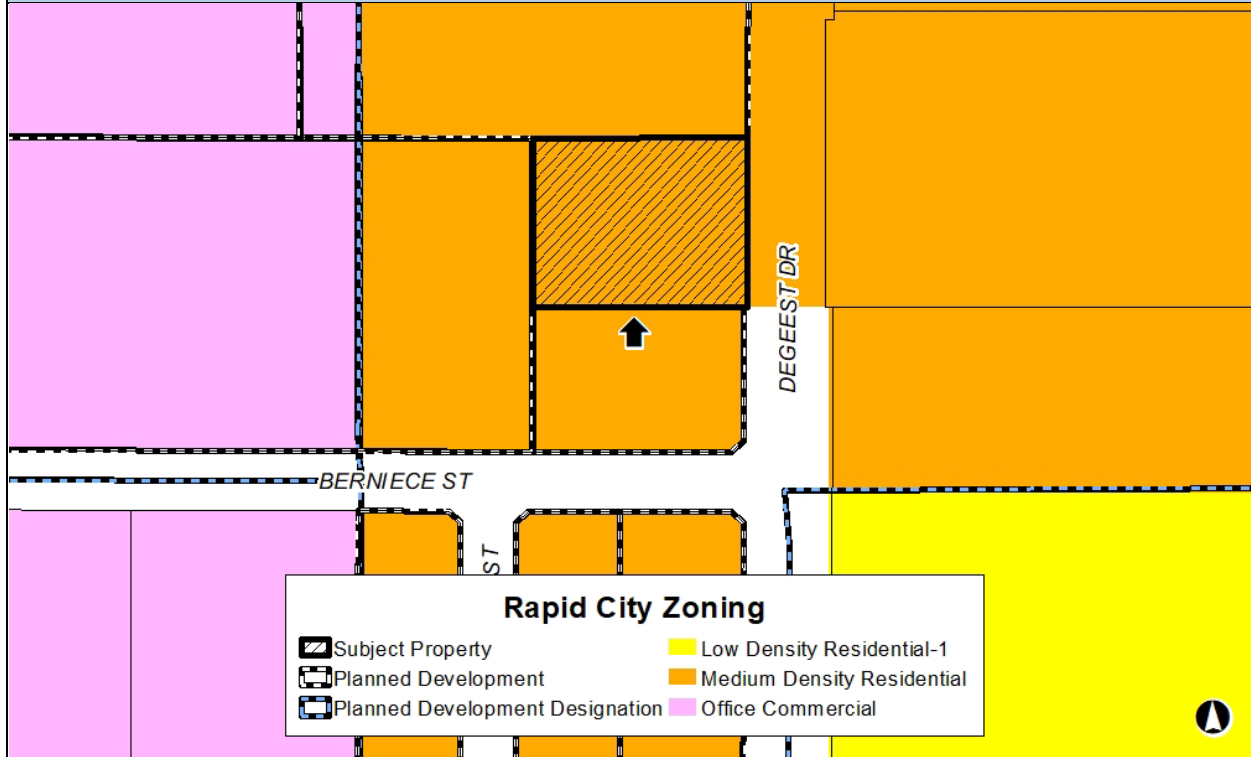
Rapid City Planning Commission
Planned Development Overlay Project Report
May 27, 2021

Item #12	
Applicant Request(s)	
Case #21PD020 – Final Planned Development Overlay to allow a 16-unit apartment building	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends approval with stipulations as noted below.	
Project Summary Brief	
The applicant has submitted a Final Planned Development Overlay to allow an apartment building on a property located north of the intersection of Degeest Drive and Bernice Street. Specifically, the applicant intends to construct a 16-unit apartment building on the property. The subject property is 0.64 acres in size and is currently zoned Medium Density Residential District with a Planned Development Designation. The applicant is requesting an Exception to allow a lot size of 27,878 square feet in lieu of the minimum required 29,000 square feet for a 16-unit apartment building. Currently, the property is void of any structural development.	
Applicant Information	Development Review Team Contacts
Applicant: Boom Investments LLC	Planner: Fletcher Lacock
Property Owner: Boom Investments LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	523 Degeest Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Big Sky Business Park Subdivision
Land Area	0.64 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Degeest Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills power/MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PDD	UN	Vacant
Adjacent North	MDR-PD	UN	Proposed apartment
Adjacent South	MDR-PD	UN	Apartment building
Adjacent East	MDR-PDD	UN	Vacant
Adjacent West	MDR-PD	UN	Apartment complex

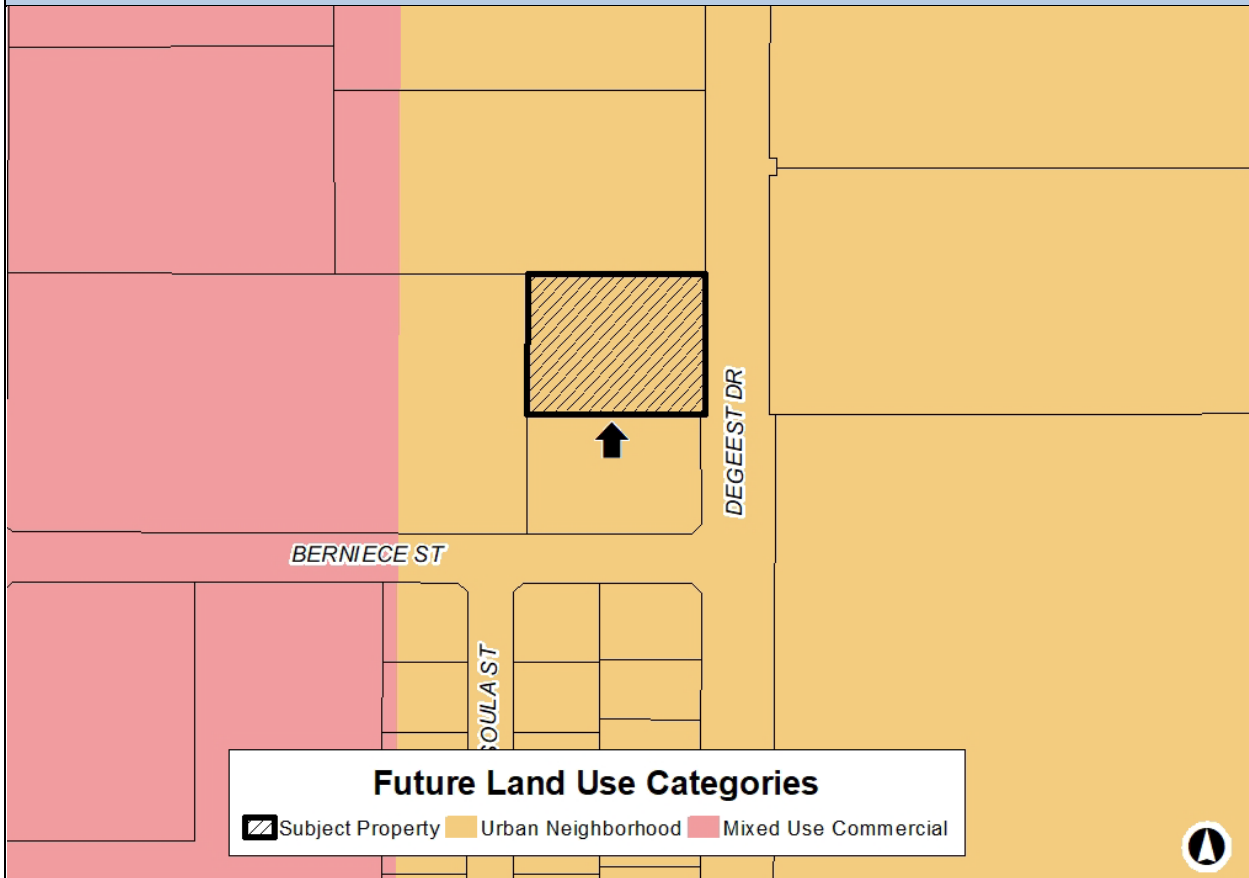
Zoning Map



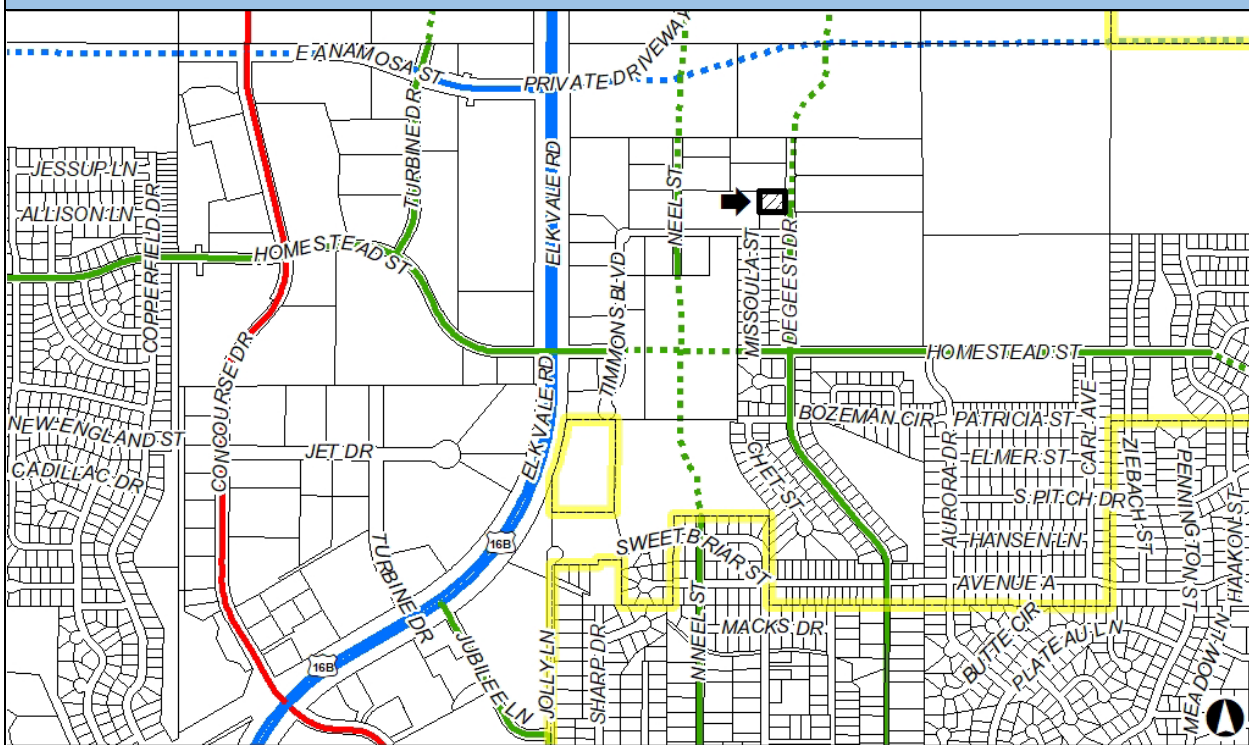
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan





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




Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		29,000 square feet	Requesting an Exception to allow 27,010 sf
Lot Width		100 feet	Approximately 148 feet
Maximum Building Heights		3 stories or 35 feet	3 stories / 35 feet
Maximum Density		30%	19%
Minimum Building Setback:			
• Front		25 feet	83 feet
• Rear		25 feet	38 feet
• Side		12 feet	24 feet / 35.5 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		22,581	23,450
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		24 spaces	24 spaces
• # of ADA spaces		1 ADA "Van Accessible"	2 with one being ADA "Van Accessible"
Signage		As per RCMC 17.50.100	None Shown
Fencing		As per RCMC 17.50.340	None proposed
Open Space		6,400 sf	6,400 sf including a rear yard patio / grilling area

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 subject property is 0.64 acres in size and is zoned Medium Density Residential District. Specifically, the applicant intends to develop the property as a 16-unit apartment building. A multi-family apartment building is a permitted use within the Medium Density Residential District. However, the applicant has submitted this Final Planned Development Overlay application because the property is located within a Planned Development Designation, requiring the review and approval of a Final Planned Development Overlay prior to issuance of a Building Permit.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	An apartment building is a permitted use with the Medium Density Residential District. However, since the property is located within a Planned Development Designation, review and approval of a Final Planned Development Overlay is required prior to issuance of a Building Permit.
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	The applicant has requested one Exception as a part of this application. In particular, the applicant has requested to allow a lot size of 27,878 square feet in lieu of the minimum required 29,000 square feet for a 16-unit apartment building. The requested Exception is less than a 20%

regulations:	reduction in lot size. The applicant has indicated that the building will be comprised of a mix of one bedroom and studio apartments. The applicant has indicated that additional useable open space will be provided in the form of an outdoor patio area for grilling on the back side of the structure. Staff recommends that the Exception be granted.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A multi-family development is a permitted use within the Medium Density Residential District. The applicant has demonstrated that the land area regulations will be met. In addition, useable open space will be provided. Upon submittal of a Building Permit, the site plan must be revised to show the proposed patio area.
5. Any adverse impacts will be reasonably mitigated:	Public Works staff has indicated that the proposed dumpster location may impede into sight triangles creating a traffic safety issue. Upon submittal of a Building Permit, the applicant must demonstrate that the dumpster location does not impede sight triangles or the dumpster must be moved outside of the sight triangle. The stipulations of approval of the Final Planned Development Overlay will serve to reasonably mitigate any adverse impacts.
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:	The applicant has requested one Exception as a part of this application. The applicant is requesting that an additional unit be allowed based on the lot size. In particular, the applicant has stated that the design of the structure supports 16 units in lieu of 15 units. Since the Exception is less than 20% of the required lot area and since the housing demand is high within our community, staff supports the request. The applicant has indicated that the land area regulations will be met and that additional useable open space will be provided.

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 development will create additional multi-family housing in the neighborhood. The subject property is surrounded by a mix of apartments and single-family residential units.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth Areas: The proposed development is located within the Urban Services Boundary and will utilize existing infrastructure.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems

T1-2.1A	Major Street Plan Integration: The property will be accessed via Degeest Drive, which is identified as a Collector Street on the City's Major Street Plan.
	Economic Stability and Growth
	N/A
	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 Overlay 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:	
SDP-N1	Mix of Housing Types: The proposed development project will add a mix of multi-family housing to existing single-family residential uses in the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed apartment building will create additional housing options in the Elk Vale Neighborhood Area.

Findings	
<p>Staff has reviewed the Final Planned Development Overlay to allow a 16-unit apartment building 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 this Final Planned Development Overlay to allow a 16-unit apartment building on the subject property. A multi-family development is a permitted use within the Medium Density Residential District, but requires the review and approval of this Final Planned Development Overlay because the property is located within a Planned Development Designation. The proposed development adds a variety of housing type to the existing neighborhood of single-family dwelling units and multi-family dwelling units and appears to be in keeping with the existing character of the neighborhood.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Final Planned Development Overlay with the following stipulations:	
1.	An Exception is hereby granted to allow a lot size of 27,878 square feet in lieu of the minimum required 29,000 square feet for a 16-unit apartment building;
2.	Upon submittal of a Building Permit, the applicant shall demonstrate that the dumpster will not interfere with sight triangles or the dumpster location shall be revised outside of sight triangles;
3.	Prior to submittal of a Building Permit, the site plan shall be revised to show the outdoor patio area for useable open space;

4.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) message centers are being approved as a part of this Final Planned Development Overlay. The inclusion or addition of any LED message centers shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
5.	The Final Planned Development Overlay shall allow for a 16-unit apartment building. Any change in use that is permitted in the Medium Density Residential District shall require a Minimal Amendment to the Final Planned Development. 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 Final 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 #	21PD020	Final Planned Development Overlay to allow an apartment building
Companion Case(s)	N/A	N/A
ADVISORIES: Please read carefully!		
1.	A Building Permit shall be obtained prior to any structural construction or placement of a mobile home 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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;	
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;	
6.	ADA accessibility shall be provided throughout the structure and site as necessary;	
7.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;	
8.	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,	
9.	All applicable provisions of the adopted International Fire Code shall continually be met.	