



Rapid City Planning Commission

Planned Development Overlay Project Report

May 27, 2021

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| Item #5 |
| Applicant Request(s) |
| Case #21PD021 – Initial Planned Development Overlay to allow a townhome apartment complex |
| Companion Case(s) #N/A |

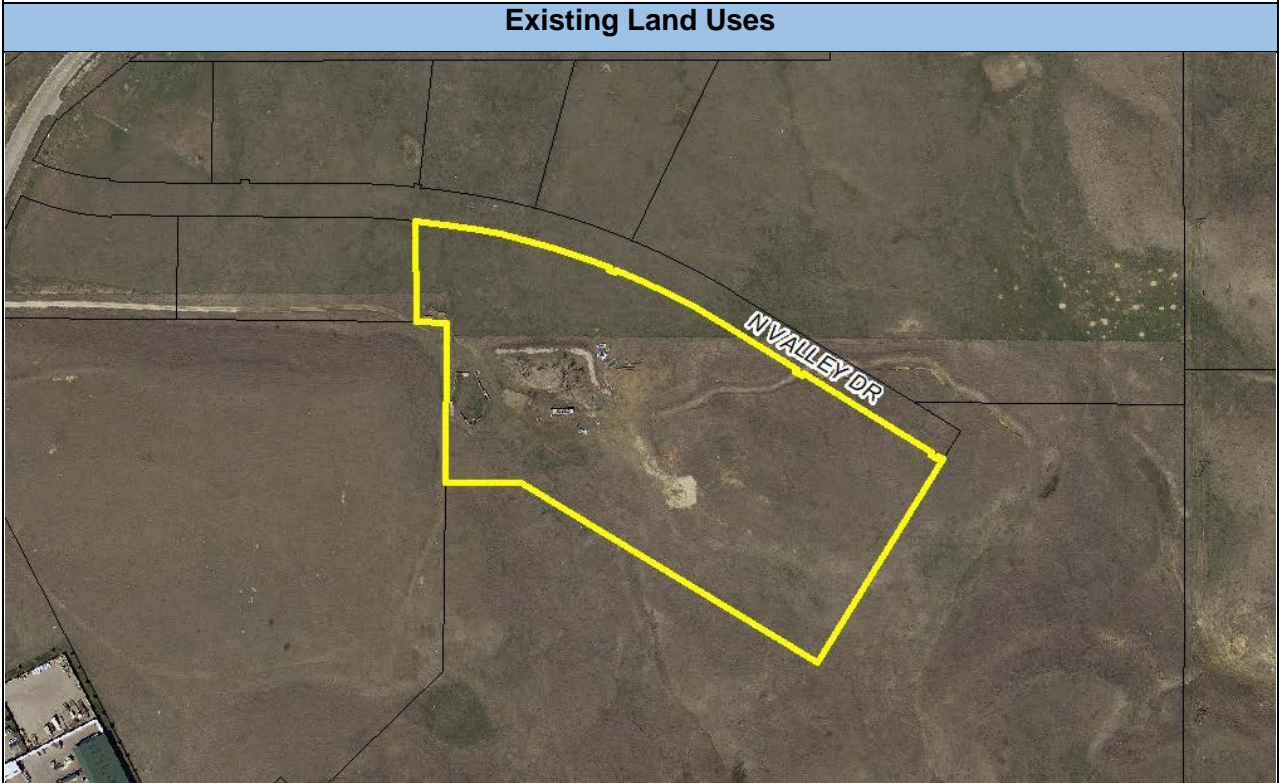
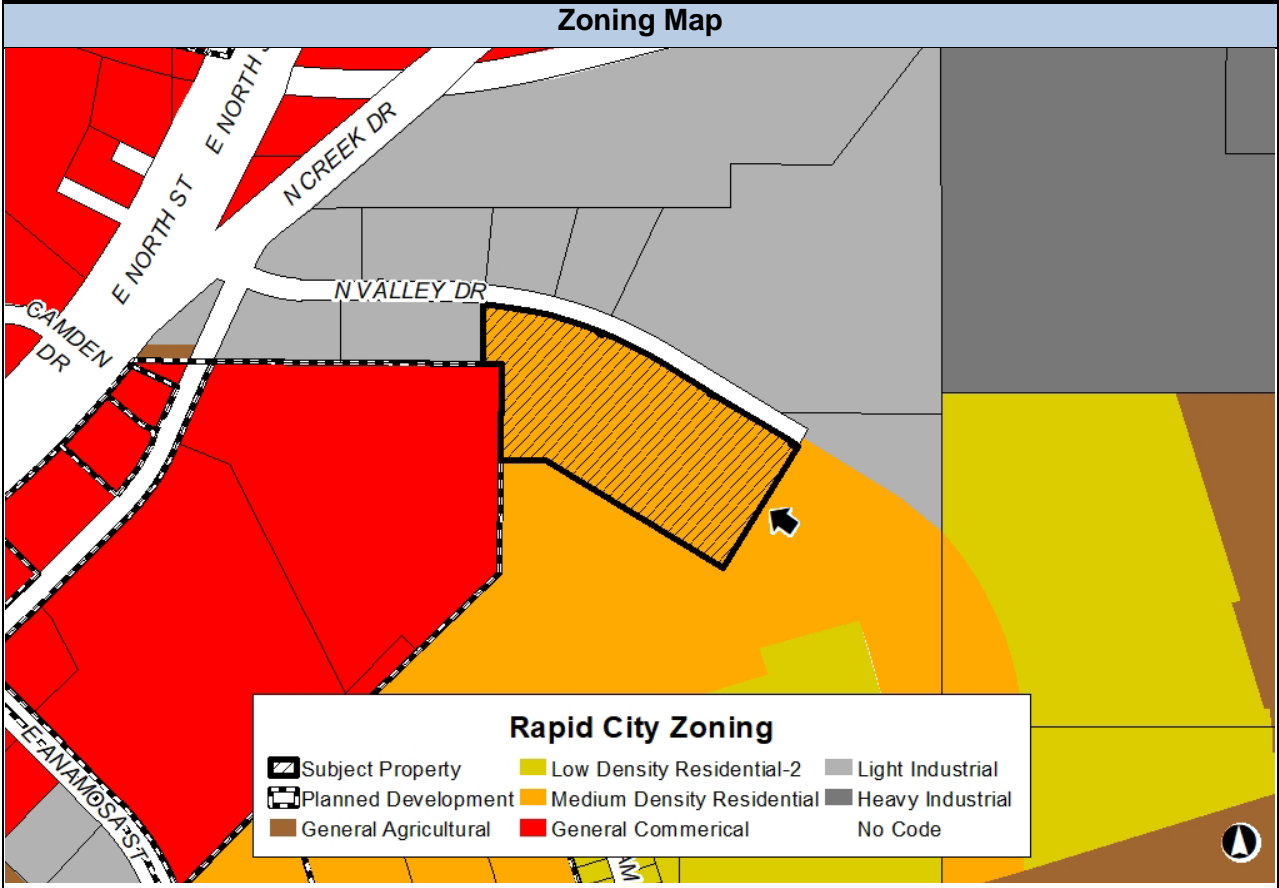
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| Development Review Team Recommendation(s) |
| Staff recommends approval of the Initial Planned Development Overlay with stipulations as noted below. |

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| Project Summary Brief |
| The applicant has submitted an Initial Planned Development Overlay to allow a townhome apartment complex on a parcel of land approximately 11.73 acres in size zoned Medium Density Residential District. In particular, the applicant is proposing to construct a 66-unit townhome apartment complex with 15 one-story structures. The proposed complex includes three six-unit structures and 12 four-unit structures with front loading garages and driveways to each unit. The applicant is not requesting any Exceptions. The property is located in the North Valley Park Subdivision, east of the intersection of N. Creek Drive and N. Valley Drive. Currently, the property is void of any structural development. |

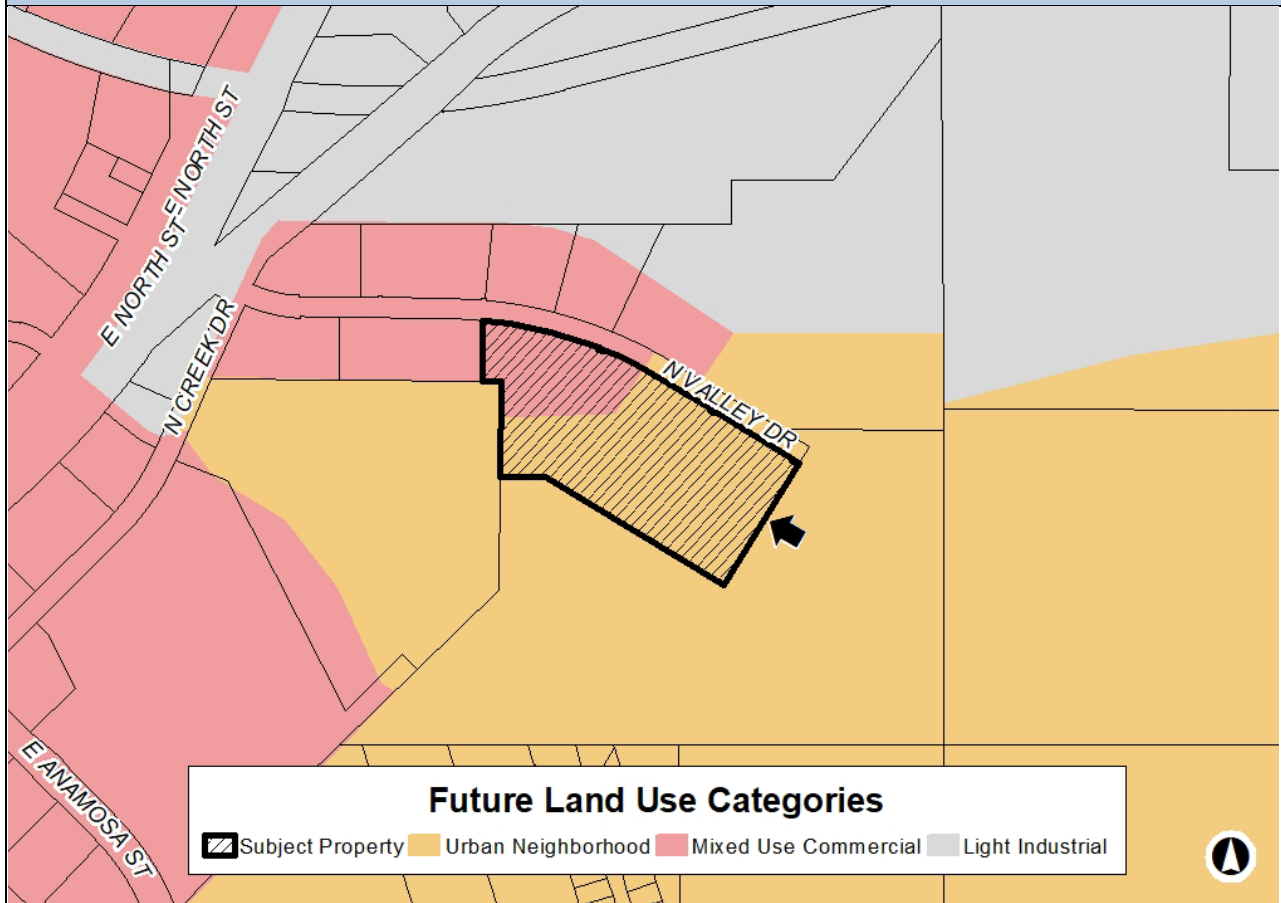
| Applicant Information | Development Review Team Contacts |
|-------------------------------------|----------------------------------|
| Applicant: Yasmeen Dream LLC | Planner: Fletcher Lacock |
| Property Owner: Yasmeen Dream LLC | Engineer: Todd Peckosh |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: KTM Design Solutions, Inc | School District: Kumar Veluswamy |
| Surveyor: N/A | Water/Sewer: Todd Peckosh |
| Other: N/A | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|--|
| Address/Location | 865 N. Valley Drive |
| Neighborhood | Elk Vale Road Neighborhood Area |
| Subdivision | North Valley Park |
| Land Area | 11.73 acres / 510,958 square feet |
| Existing Buildings | Void of structural development |
| Topography | Rises in elevation from north to south |
| Access | North Valley Drive |
| Water / Sewer | Rapid City |
| Electric/Gas Provider | BHP / MDU |
| Floodplain | N/A |

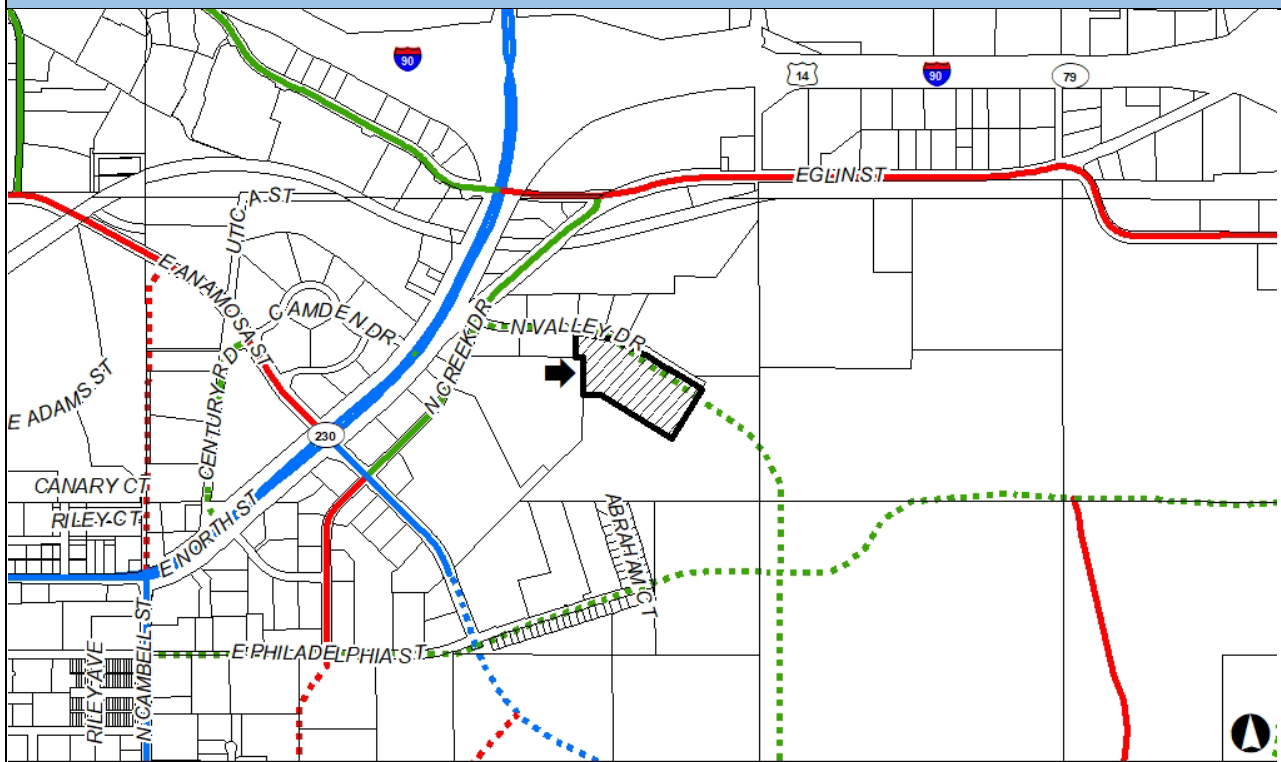
| Subject Property and Adjacent Property Designations | | | |
|---|-----------------|--------------------|--------------------------------|
| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
| Subject Property | MDR | UN and MUC | Void of structural development |
| Adjacent North | LI | MUC and UN | Void of structural development |
| Adjacent South | MDR | UN | Void of structural development |
| Adjacent East | MDR and LI | UN | Void of structural development |
| Adjacent West | GC-PD and LI | MUC and UN | Void of structural development |



Comprehensive Plan Future Land Use



Parks or Transportation Plan



| Relevant Case History | | | |
|--------------------------------------|--------------------------|---------------------|----------------|
| Case/File# | Date | Request | Action |
| 21RZ002 | 03/01/2021 | GA to MDR | CC approved |
| 21RZ003 | 03/01/2021 | LI to MDR | CC approved |
| 18PL108 | 11/30/2018 | Final Plat | Staff approved |
| Relevant Zoning District Regulations | | | |
| Medium Density Residential District | Required | Proposed | |
| Lot Area | 104,000 square feet | 510,958 square feet | |
| Lot Width | 50 feet | 1,200 feet | |
| Maximum Building Heights | 3 stories or 35 feet | One-story / 20 feet | |
| Maximum Density | 30% | 15.85% | |
| Minimum Building Setback: | | | |
| • Front | 25 feet | 25 feet | |
| • Rear | 25 feet | 25 feet | |
| • Side | 8 feet | 8 feet | |
| • Street Side | N/A | N/A | |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | 430,140 | 538,700 | |
| • # of landscape islands | N/A | N/A | |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | 99 | 162 | |
| • # of ADA spaces | 4 | 6 ADA | |
| Signage | As per RCMC 17.50.100 | None shown | |
| Fencing | As per RCMC 17.50.340 | None proposed | |
| Open Space | 26,400 sf | 212,166 sf | |

| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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 11.73 acres of land zoned Medium Density Residential District. Currently, the property is void of any structural development. The applicant is proposing 15 townhome apartment buildings with a total of 66 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 Medium Density Residential District. 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 15 primary structures which requires the approval of a Final Planned Development Overlay. |
| 5. Any adverse impacts will be | Upon submittal of a Final Planned Development Overlay |

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| reasonably mitigated: | <p>application, the applicant must submit the following information:</p> <ul style="list-style-type: none"> • Identify ADA parking spaces for guest parking; • Submit a sign package; • Calculate open space requirement and land area regulations for multi-family in lieu of townhomes. Specifically lots size, lot coverage, and parking; • A landscape plan must be submitted for review and approval; • Provide drainage report; and, • Identify community dumpster locations if any are proposed. |
| 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 Initial Planned Development Overlay application. A Final Planned Development must be approved prior to issuance of a Building Permit. |

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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|  | A Balanced Pattern of Growth |
| BPG-3.2A | Mix of Housing Types: The proposed townhome apartments will provide additional housing options in the Elk Vale Road Neighborhood Area. |
|  | 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: N. Valley Drive is identified as a Collector Street on the City's Major Street Plan. |
|  | Economic Stability and Growth |
| EC-1.2A | Housing Stock: The proposed townhome apartment complex provides additional housing options in the Elk Vale Road Neighborhood Area. |
|  | Outstanding Recreational and Cultural Opportunities |
| | N/A |
|  | Responsive, Accessible, and Effective Governance |
| GOV-2.1A | Public Input Opportunities: The proposed Initial Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are |

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| | sent to property owners within 250 feet of the proposed development. The requested Initial Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting. |
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

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| 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

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| Neighborhood: | Elk Vale Road Neighborhood Area |
| Neighborhood Goal/Policy: | |
| EV-NA1.1C | Mixed-Use Development: The proposed Initial Planned Development Overlay supports the goal of promoting mixed-use development adjacent to a commercial and industrial corridor. |

Findings

Staff has reviewed the Initial 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 an Initial Planned Development Overlay application to allow a townhome apartment complex consisting of 15 one-story townhome apartment buildings with a total of 66 dwelling units. The proposed townhome apartment complex provides a variety of housing options and supports residential growth in the Elk Vale Road Neighborhood Area. A Final Planned Development Overlay application must be approved prior to issuance of a Building Permit.

Planning Commission Recommendation and Stipulations of Approval

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| Staff recommends that the Initial Planned Development Overlay to allow a townhome apartment development be approved with the following stipulations: | |
| 1. | Upon submittal of a Final Planned Development Overlay application, a detailed site plan and narrative shall be submitted identifying how useable open space will be provided; |
| 2. | Upon submittal of a Final Planned Development Overlay application, the land area regulation calculations for the development shall be revised to show the requirements for multi-family dwellings not townhomes. Specifically lot coverage, lot size, and parking; |
| 3. | Upon submittal of a Final Planned Development Overlay application, a parking plan for a multi-family development shall be submitted showing ADA parking spaces; |
| 4. | Upon submittal of a Final Planned Development Overlay application, water and sewer plans shall be submitted for review and approval demonstrating that capacity is available for the proposed development; |
| 5. | Upon submittal of a Final Planned Development Overlay application, a landscape plan shall be submitted for review and approval; |
| 6. | Upon submittal of a Final Planned Development Overlay application, a drainage report and calculations shall be submitted; |
| 7. | Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted for review and approval; |
| 8. | Upon submittal of a Final Planned Development Overlay, the site plan shall be revised to show the location of dumpsters; and, |
| 9. | This Initial Planned Development Overlay shall allow a 66-unit townhome apartment complex. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval. Any conditional use shall require the review and approval of a 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 #21PD021 | Initial Planned Development Overlay to allow a townhome apartment development |
| 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 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. |