

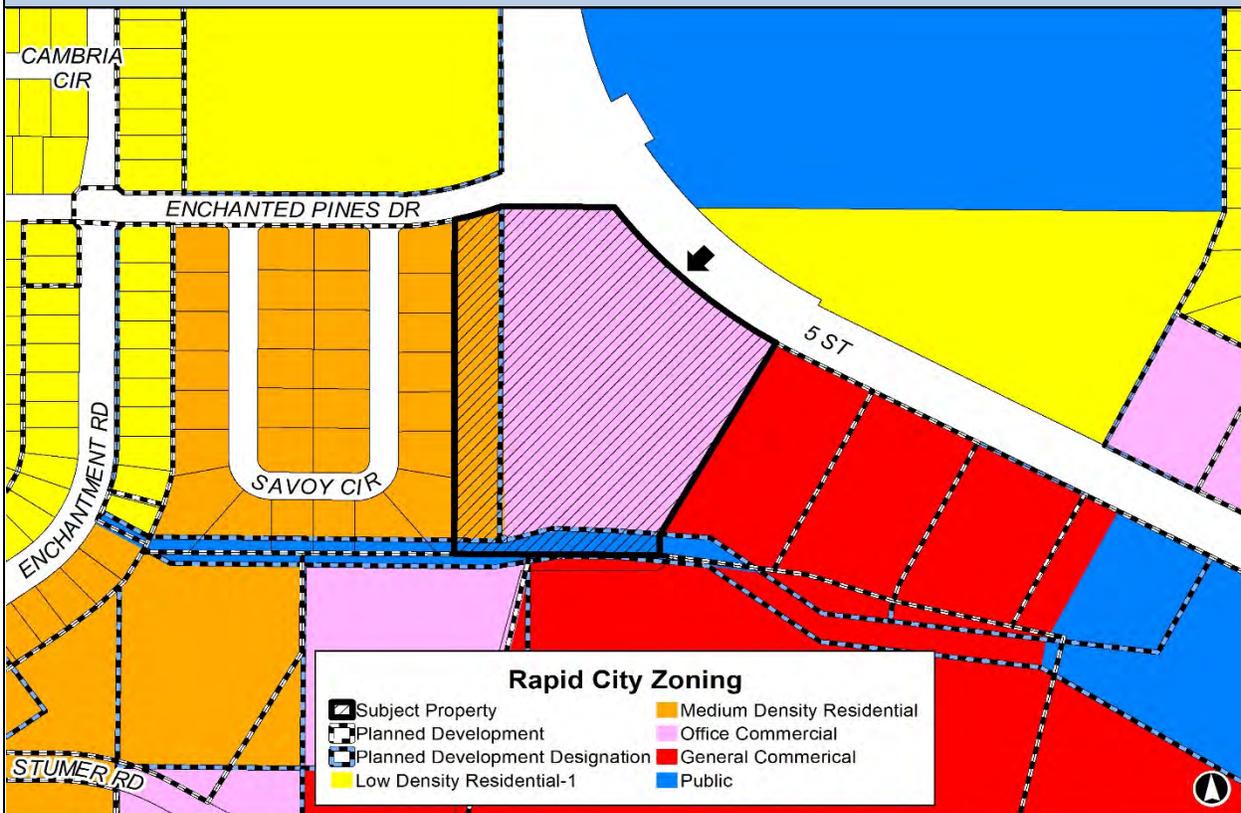


Rapid City Planning Commission Planned Development Project Report

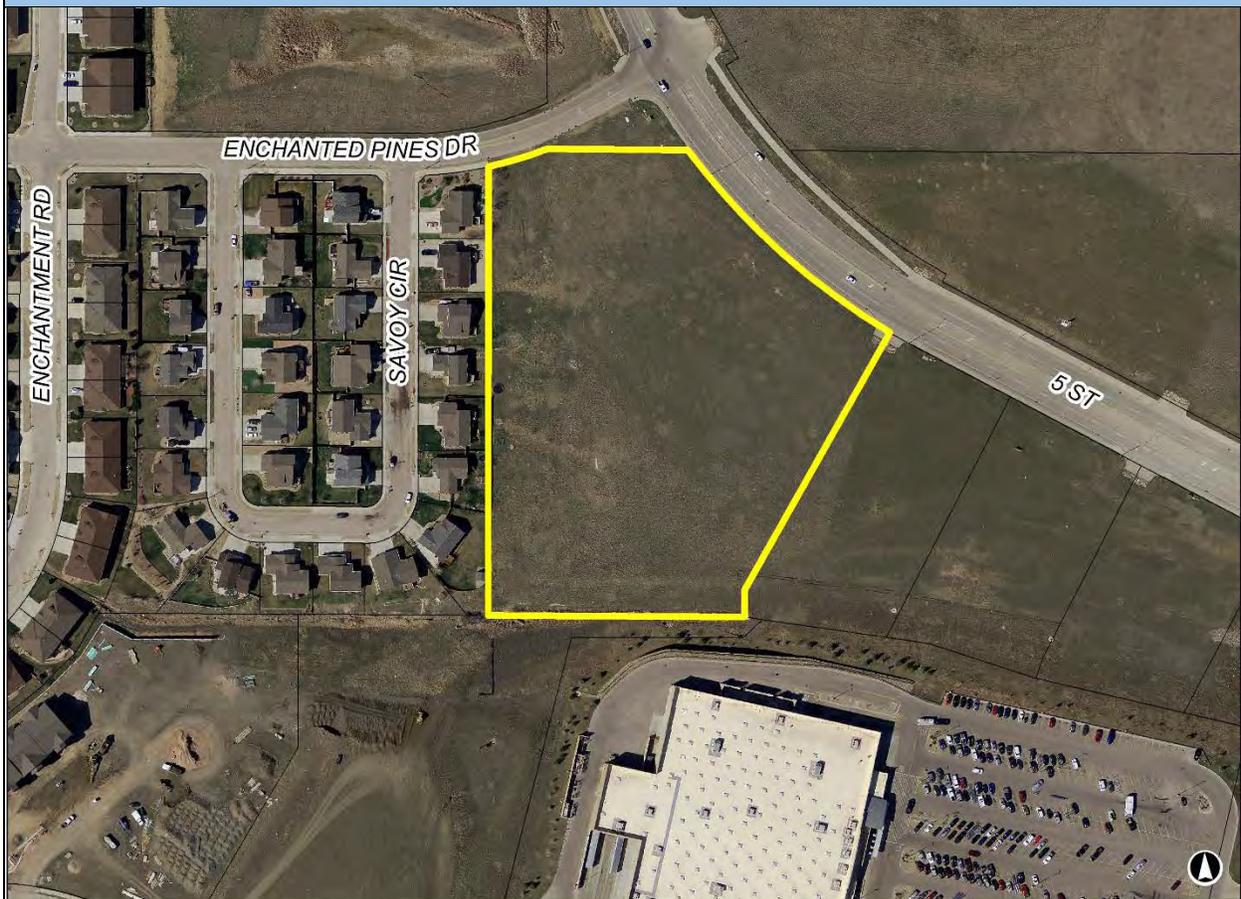
November 24, 2021

Item #7			
Applicant Request(s)			
Case #21PD037 – 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 to allow an apartment complex with the stipulations noted at the end of the report			
Project Summary Brief			
The applicant has submitted a Final Planned Development Overlay application to allow an apartment development on property located at 4815 5 th Street. The apartment development includes 165 units provided in eleven 15-unit buildings. Each building will be 3 stories in height. In addition to surface parking, the proposal also includes four 18-stall garages. The subject property is zoned Medium Density Residential District and Office Commercial District. The propose development meets all the requirements of the underlying zoning district for setbacks, lot size, lot coverage, number of parking spaces, landscaping, and usable open space.			
Applicant Information		Development Review Team Contacts	
Applicant: Enchanted LLC		Planner: Sarah Hanzel	
Property Owner: Rapid City Acquisition, LLC		Engineer: Dan Kools	
Architect: N/A		Fire District: Tim Behlings	
Engineer: N/A		School District: Kumar Veluswamy	
Surveyor: N/A		Water/Sewer: Todd Peckosh	
Other: N/A		DOT: Stacy Bartlett	
Subject Property Information			
Address/Location	4815 5 th Street		
Neighborhood	South Robbinsdale Neighborhood Area		
Subdivision	Fifth Street Office Plaza		
Land Area	6.7 acres		
Existing Buildings	None		
Topography	Moderately sloping terrain		
Access	Enchanted Pines Drive		
Water / Sewer	City of Rapid City		
Electric/Gas Provider	Black Hills Energy		
Floodplain	N/A		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR/OC	Employment Center	Void of Structural Development
Adjacent North	Public/LDR	Parks and Greenway	Void of Structural Development
Adjacent South	OC/GC	Employment Center/Mixed Use Commercial	Commercial
Adjacent East	GC	Mixed Use Commercial	Void of Structural Development
Adjacent West	MDR	Employment Center	Single Family

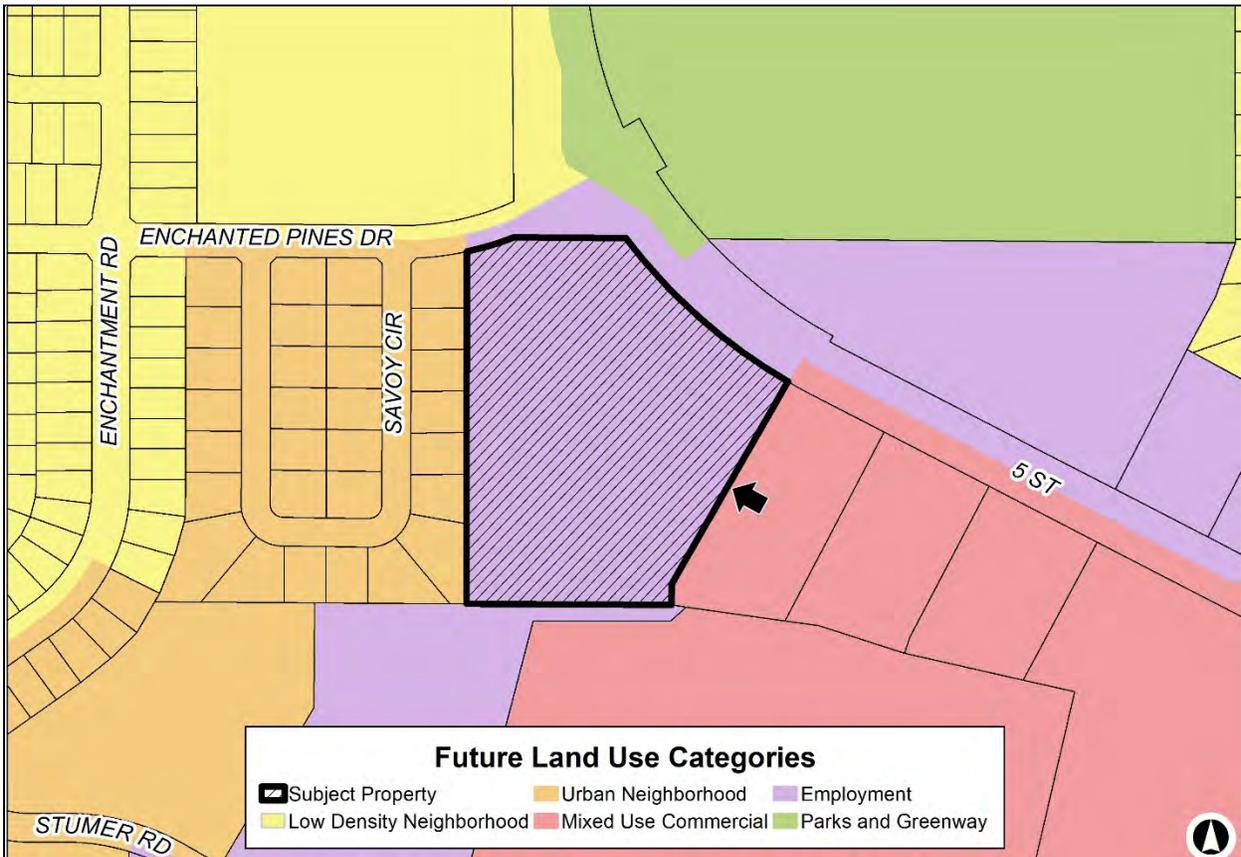
Zoning Map



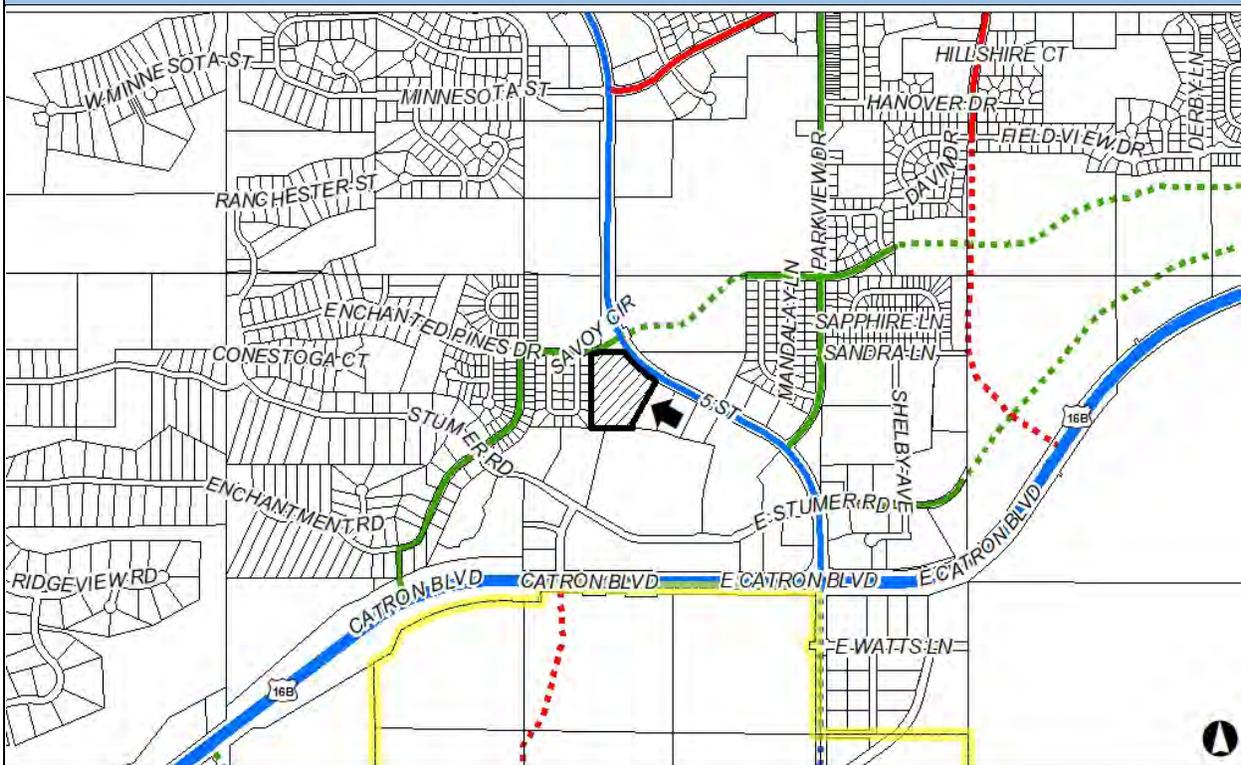
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

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

Relevant Case History

Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Medium Density Residential District/Office Commercial District		Required	Proposed
Lot Area		252,500 square feet	291,852 square feet
Lot Width		100 feet	391
Maximum Building Heights		3 stories or 35 feet	3 stories, 28 feet
Maximum Density		30%	25%
Minimum Building Setback:			
• Front		25 feet	66 feet
• Rear		25 feet	29 feet
• Side		12 feet	93 feet
• Street Side		N/A	74 feet
Minimum Landscape Requirements:			
• # of landscape points		219,254	252,250
• # of landscape islands		5	0
Usable Open Space		66,000	71,099
Minimum Parking Requirements:			
• # of parking spaces		248	260
• # of ADA spaces		7	12
Signage		Pursuant to the RCMC	N/A
Fencing		Pursuant to the RCMC	N/A

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 zoned Medium Density Residential District and Office Commercial District. Apartment dwellings with one primary structure are a permitted use in these zoning districts. The Planned Development Overlay was created as a land use tool to evaluate the compatibility of multi-structure apartment development with its surrounding context. The proposed development includes eleven 15-unit buildings, for a total of 165 units, which will be constructed in one phase. Four 18-stall garages are also being constructed as part of the proposal.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The proposed development meets all the requirements of the underlying zoning district for setbacks, lot size, lot coverage, number of parking spaces, landscaping, and usable open space. The parking regulations require 248 parking spaces and 7 ADA spaces. The applicant is proposing to provide 260 parking spaces, with 12 ADA spaces which is in excess of the minimum requirement. However, based on the number of parking spaces, four landscape islands are required. Upon submittal of a building permit, the site plan must be revised to provide 4 landscape islands. Based on the design of the parking layout, this may be difficult to achieve. The applicant has the option of seeking an Exception to waive this requirement if it can be provided that the hardscape created by the large paved area is being buffered with vegetation in

	other areas. Usable open space, at a ratio of 400 square feet of open space for each unit, is being provided on the site in the form of grassy areas between the buildings that are separated from local street traffic. These areas can be used for mingling and outdoor activities. Landscaping is being provided on-site in compliance with the requirements of the Rapid City Municipal Code. The Planned Development Overlay tool allows the review of multiple structures on one property in zoning districts where multi-family development is allowed.
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:	No Exceptions are being requested. The Future Land Use Designation for this property is Employment Center, which supports the Office Commercial Zoning District. Apartment dwellings with one primary structure are a permitted use in the Office Commercial Zoning District. The proposed development of multiple structures is being reviewed through the Planned Development Overlay process.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The zoning of the property supports the development of multiple family residential structures. The adjacent property to the east is zoned General Commercial District and is void of structural development. The adjacent property to the west is zoned Medium Density Residential District and is developed with single family homes. The proposed development creates a transition from more intense uses along 5 th Street, an arterial street on the City's Major Street Plan, to less intense uses along Enchanted Pines Drive, a collector street.
5. Any adverse impacts will be reasonably mitigated:	The property is accessed from Enchanted Pines Drive, a collector street. The Public Works Department has approved an Exception request to waive the requirement for a Traffic Impact Study. The applicant will be required to demonstrate that all drainage requirements and the provision of utilities are designed in compliance with City regulations upon submittal of a building permit.
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 Final Planned Development Overlay allows multi-structure development to be reviewed on a case-by-case basis for compatibility within a neighborhood. In this instance, the surrounding property is zoned General Commercial District and Medium Density Residential District. The adjacent property to the west, developed with single family homes, will be separated by the 29-foot setback. The proposed development is in compliance with the City's Comprehensive Plan.

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-3.1A	Balanced Uses: The goal is to support a balanced mix of residential, commercial, employment, public uses, parks, and green space throughout the community. The apartment development introduces a diversified housing option for employees within the area.

 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The goal is to encourage new neighborhoods that contain a mix of housing types, with high density and multi-family housing near collector and arterial streets.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The goal is to integrate the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. Fifth Street is identified as a principal arterial street on the Major Street Plan. Access will be taken from Enchanted Pines Drive, a collector street on the Major Street Plan.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: The goal is to maintain diverse and attractive housing options close to employment areas and to encourage infill development and redevelopment near major employment centers.
 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):	Employment Center
Design Standards:	
N/A	The Employment Center Future Land Use Category supports Office Commercial Zoning. Office Commercial zoning creates a transitional area between commercial uses and low density residential neighborhoods. The proposed multi-family development is consistent with the intent of the Rapid City Municipal Code and Comprehensive Plan.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	South Robbinsdale Neighborhood Area
Neighborhood Goal/Policy:	
SR-NA1.1A	Residential Growth: Support expansion and development of new residential neighborhoods in the area, though not adjacent to the landfill property. The proposed apartment complex is consistent with this neighborhood goal.

Findings

Staff has reviewed the Final Planned Development Overlay to allow the 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 proposed development meets all the requirements of the underlying zoning district for setbacks, lot size, lot coverage, parking, landscaping, and usable open space. The development creates a transition in uses from General Commercial zoned property to the east and the residential neighborhood to the west zoned Medium Density Residential District.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Final Planned Development Overlay with the following stipulations:	
1.	Upon submittal of a building permit, a 5-foot wide sidewalk shall be provided along Enchanted Pines Drive or obtain a Variance from the City Council shall be obtained pursuant to 12.08.060 of the Rapid City Municipal Code;
2.	Upon submittal of a building permit, demonstrate that storm water quality treatment is being provided as required by 8.48 of the Rapid City Municipal Code;
3.	Upon submittal of a building permit, a complete set of plans shall be submitted for review and approval including but not limited to utility, grading, drainage, and erosion and sediment control plans and design report;
4.	An Air Quality permit shall be obtained prior to disturbing an acre or more of soil;
5.	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 shall be obtained for any new signs;
6.	This Final Planned Development Overlay shall allow a 165-unit apartment development. Any change in use that is a permitted use in the Office Commercial District and complies 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 Office Commercial District shall require the review and approval of a Major Amendment to the Planned Development;
7.	A minimum of 66,000 square feet of open space shall be provided;
8.	A minimum of 248 parking spaces and 7 ADA spaces, with 1 ADA space being "Van" accessible shall be provided;
9.	A minimum of 219,254 landscape points shall be provided. The type and location shall be in compliance with the City's Landscape Regulations and shall be maintained in a live vegetative fashion; and,
10.	Prior to issuance of a building permit, the site plan shall be revised to provide 4 landscape islands designed in compliance with the City's Landscape Regulations or an Exception shall be obtained.