



Rapid City Planning Commission

Planned Development Overlay Project Report

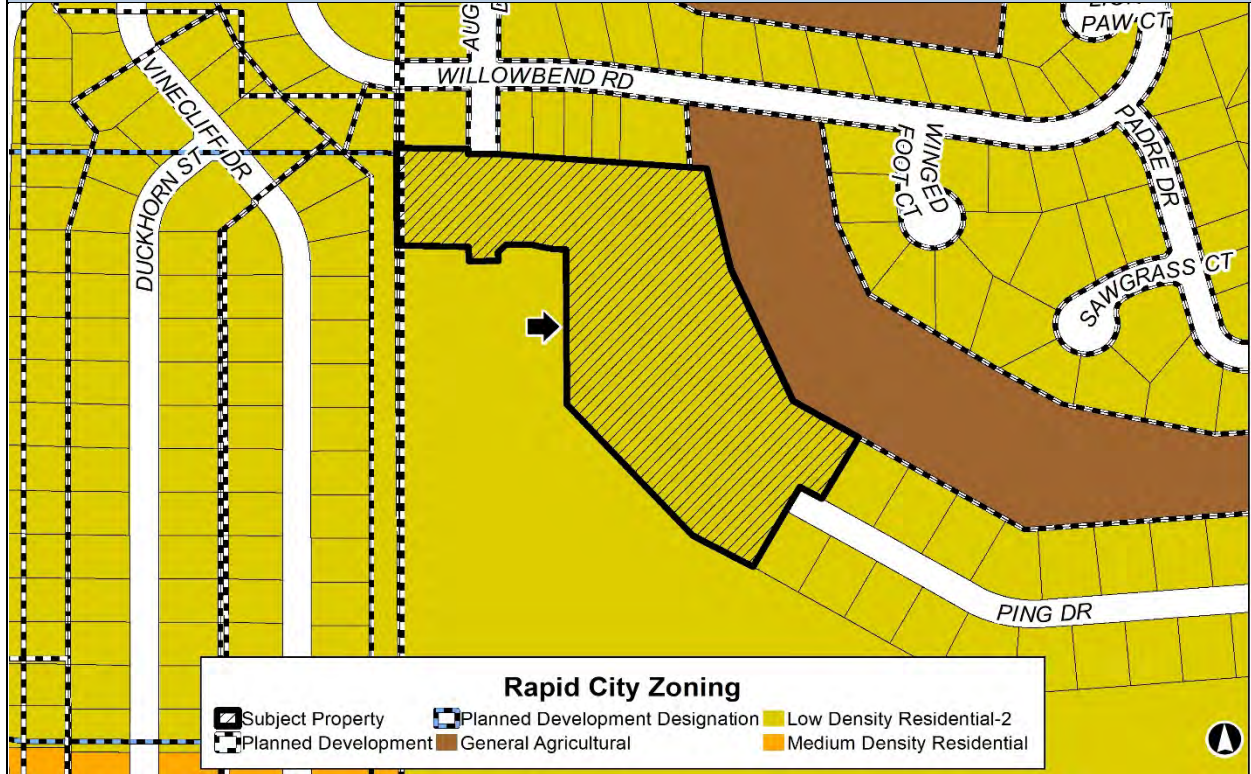
January 27, 2022

Item #9	
Applicant Request(s)	
Case #21PD053 –Major Amendment to a Final Planned Development Overlay to expand a residential development.	
Companion Case(s) – N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends approval of the Major Amendment to a Final Planned Development Overlay to expand a residential development with the stipulations as noted at the end of the report.	
Project Summary Brief	
The applicant has submitted a Major Amendment to a Final Planned Development Overlay to expand a residential development on property located at the southern terminus of Augusta Drive. Specifically, the applicant is proposing to construct 16 single family lots. The property is zoned Low Density Residential District II with a Planned Development Designation. All of the lots exceed the lot size requirement for the proposed use(s). In addition, the applicant is not requesting any Exceptions. Pursuant to the Rapid City Municipal Code, a Major Amendment to a Final Planned Development Overlay must be approved by the Planning Commission prior to issuance of a building permit.	
Applicant Information	Development Review Team Contacts
Applicant: ZCO Incorporated	Planner: Kip Harrington
Property Owner: ZCO Incorporated	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Longbranch Civil Engineering, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	At the southern terminus of Augusta Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Elks Country Estates
Land Area	35.2 acres
Existing Buildings	None
Topography	Rolling
Access	Augusta Drive and Ping Drive
Water / Sewer	City sewer and water
Electric/Gas Provider	Black Hills Energy/MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR II-PD	UN	No structural development
Adjacent North	LDR II-PD	UN	Residential development
Adjacent South	LDR II-PD	UN	No structural development
Adjacent East	GA-PD	UN	Golf course
Adjacent West	LDR II-PD	UN	Residential development

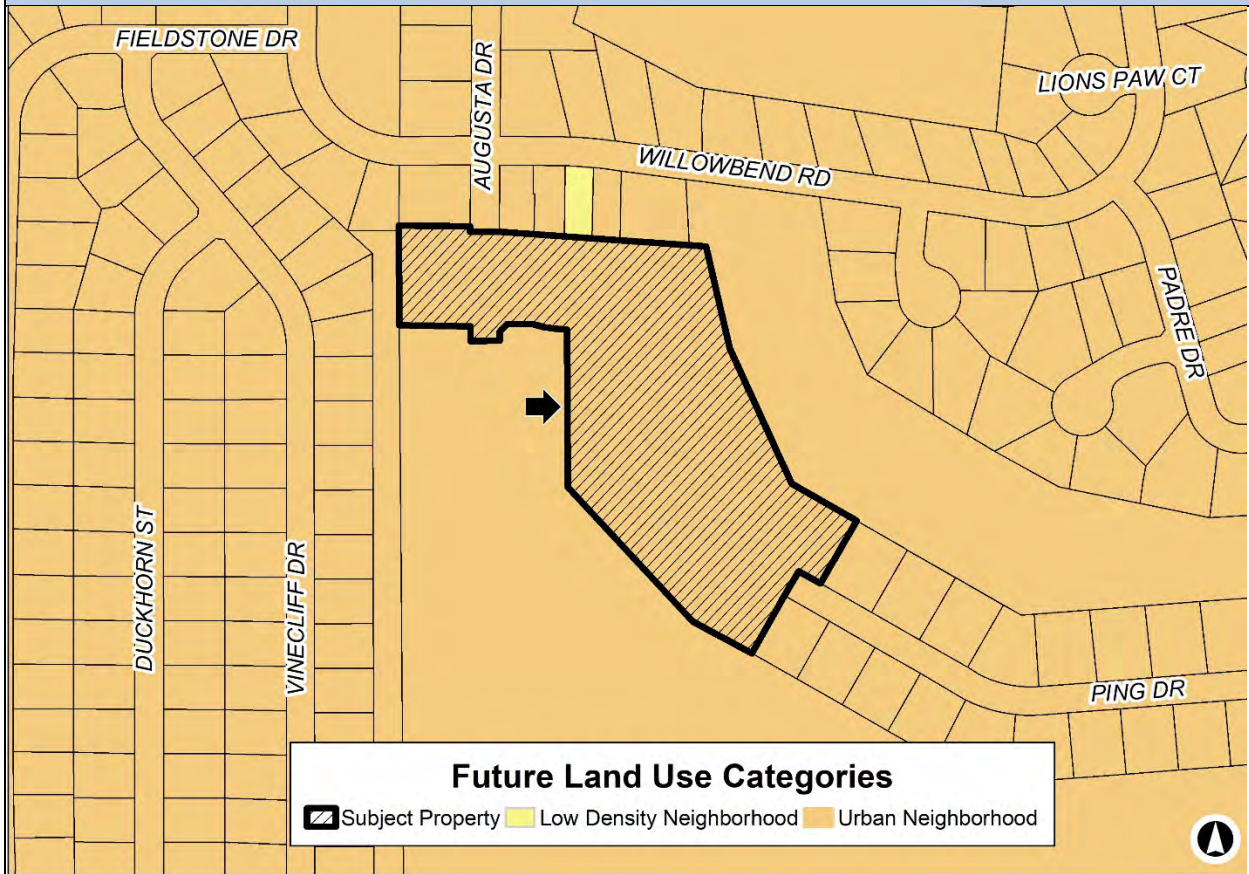
Zoning Map



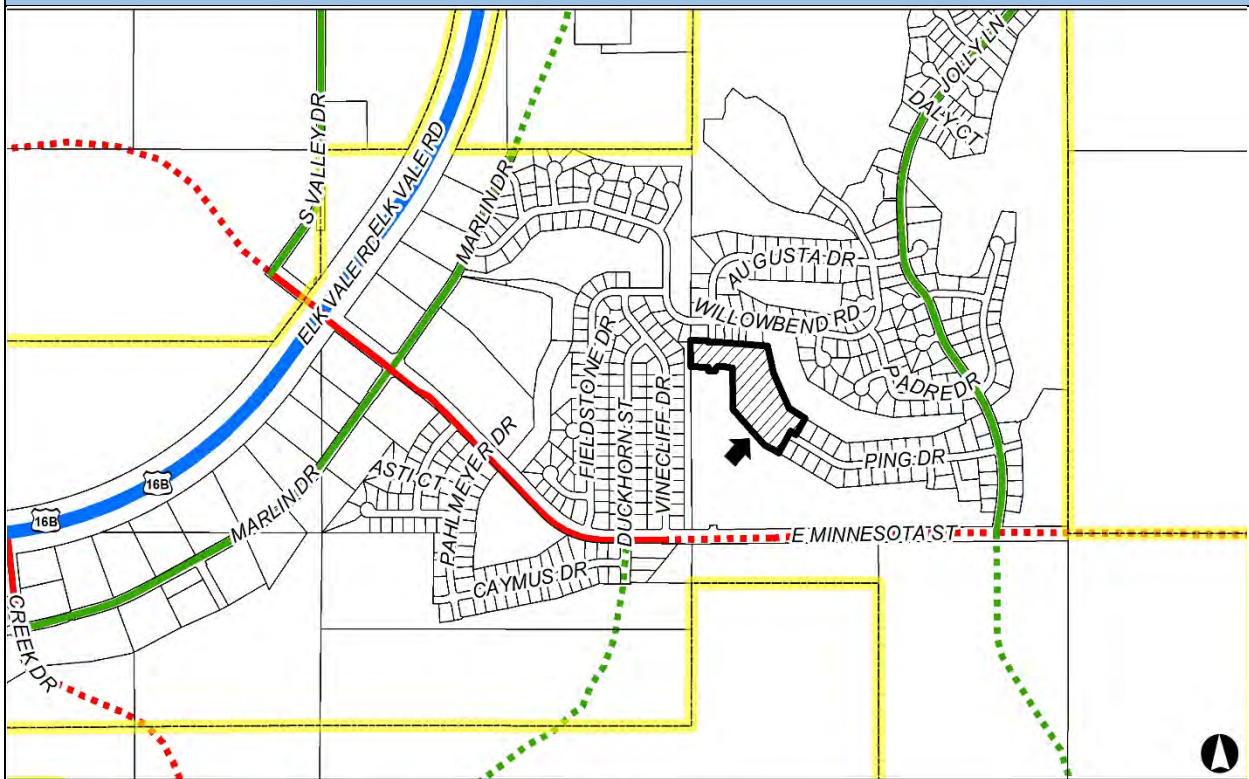
Existing Land Uses



Comprehensive Plan Future Land Use










Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
PD1125	8-3-1992	Planned Development Designation	Approve with stipulations
Relevant Zoning District Regulations			
Low Density Residential District II	Required	Proposed	
Lot Area	6,500 square feet (single family residential)	All minimum lot size requirements are being exceeded	
Lot Width	50 feet	Minimum 50 feet	
Maximum Building Heights	3 stories or 30 feet	1 story to 3 stories	
Maximum Density	30%	Maximum 30%	
Minimum Building Setback:			
• Front	20 feet	20 feet	
• Rear	25 feet	25 feet	
• Side	8 feet (one-story) 12 feet (more than one-story)	8 feet (one-story) 12 feet (more than one-story)	
• Street Side	20 feet	20 feet	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2 per unit for single family residence	2 per unit for single family residence	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.100	None proposed	
Fencing	As per RCMC 17.50.340	None proposed	

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 Final 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 rolling. There are no special conditions because of its size, shape or topography to limit the proposed development of the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant has demonstrated that all setback, density and parking requirements are being met. The application of the Rapid City Municipal Code does not create a difficulty or undue hardship.
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 as part of this Major Amendment to a Final Planned Development Overlay application.
4. A literal interpretation of this chapter would deprive the	Single family residences and duplexes are permitted uses in the Low Density Residential District II.

applicant of rights that others in the same district are allowed:	
5. Any adverse impacts will be reasonably mitigated:	As a part of platting the property, streets and utilities have been extended to serve the property. The land area regulations set forth within the Low Density Residential District II shall 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:	As previously noted, no Exceptions are being requested as part of this Major Amendment to a 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	
 A Balanced Pattern of Growth	
BPG-1.1A	Compact Growth: The proposed development utilizes existing vacant land within the City limits to provide housing for the community. The range of lot sizes allows for a mix of housing types within the development.
 A Vibrant, Livable Community	
LC-2.1A	Targeted Residential Growth Areas: The proposed development utilizes existing infrastructure and services within the Urban Services Boundary.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The proposed development is located west of Jolly Lane. Jolly Lane is identified as a Collector Street on the City's Major Street Plan and has been constructed to move traffic through the neighborhood.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N6	Residential Infill and Development: The applicant is proposing to expand an existing residential development located inside the city limits where existing infrastructure is present.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed development utilizes existing infrastructure for development and provides housing for the surrounding neighborhood.

Findings

Staff has reviewed the Major Amendment to a Final Planned Development Overlay to allow a residential 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 demonstrated that all requirements of the Low Density Residential District II will be met.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Final Planned Development Overlay to allow a residential development be approved with the following stipulations:	
1.	The Major Amendment to a Final Planned Development Overlay shall allow a residential development in the Low Density Residential District II in compliance with the applicant’s site plan for the development. All requirements of the Low Density Residential District II shall be maintained unless specifically authorized pursuant to Chapter 17.50 of the Rapid City Municipal Code. All uses permitted in the Low Density Residential District II which do not increase parking requirements shall be permitted contingent upon an approved building permit. All conditional uses in the Low Density Residential District II or uses which increase the required amount of parking on the site shall require 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)	
Case # 21PD053	Major Amendment to a Final Planned Development Overlay to expand a residential development
Companion Case(s) #	
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	All requirements of the currently adopted Building Code, Mechanical and Electric Codes and the International Fire Code shall be met;
3.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
4.	ADA accessibility shall be maintained throughout the site as necessary;
5.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Parking Ordinance; and,
6.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.