

Rapid City Planning Commission

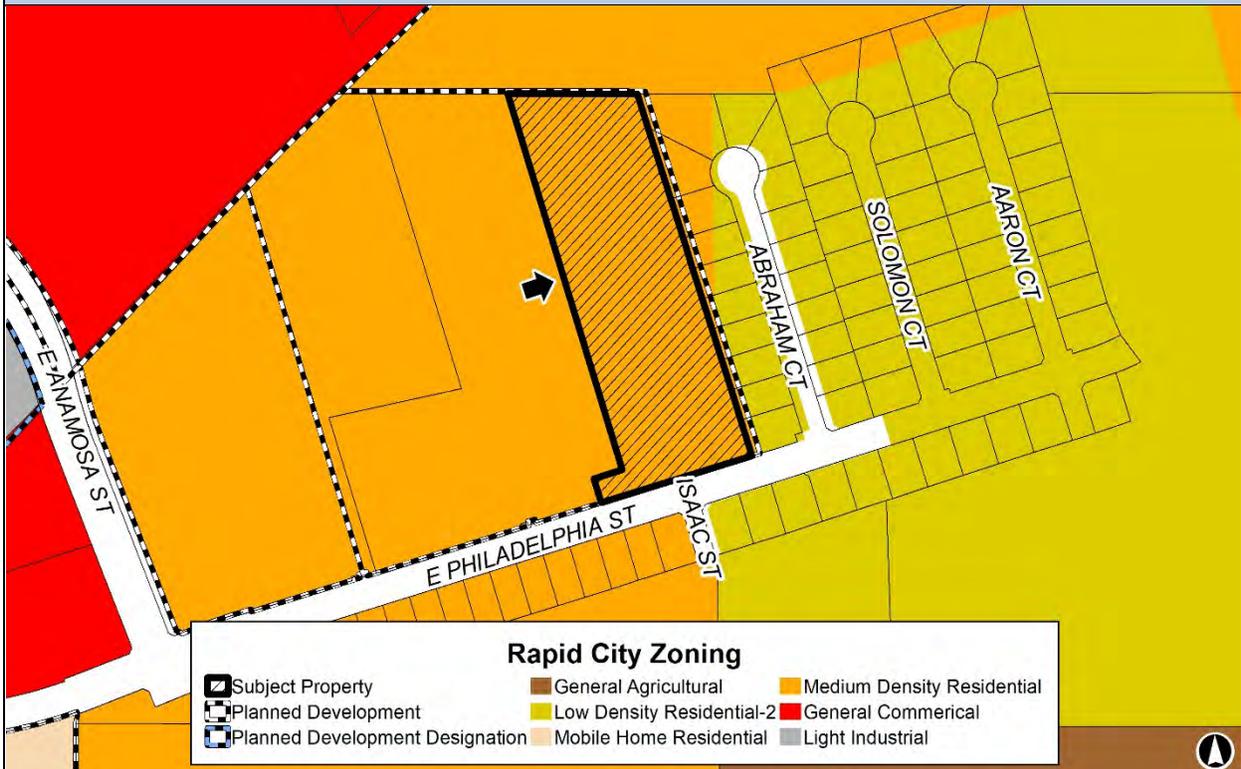
Final Planned Development Overlay Project Report

February 10, 2022

Item #3	
Applicant Request(s)	
Case #22PD002 – 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	
<p>The applicant has submitted a Final Planned Development Overlay application to allow the construction of Phase Two of an apartment development to be known as “Tallgrass Apartments”. The property is located east of E. Anamosa Street, south of Menards. Phase Two includes 3 apartment buildings with a total of 153 units, open space, and parking.</p> <p>On September 5, 2019, the Planning Commission approved an Initial Planned Development (File #19PD033) for the apartment complex to be constructed in four phases on three lots within the Shepherd Hills Subdivision. At full build-out, the apartment complex will consist of 10 apartment buildings with 607 units. Phase One included 161 apartment units.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Samuelson Development, LLC	Planner: Sarah Hanzel
Property Owner: Samuelson Development, LLC	Engineer: Todd Peckosh
Architect:	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	East of E. Anamosa Street, south of Menards
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Shepherd Hills Subdivision
Land Area	5.2 acres; 226,512 square feet
Existing Buildings	Void of structural development
Topography	Rises in elevation approximately 80 feet from west to east, then sloping downward on the eastern portion of the property
Access	E. Anamosa Street and E. Philadelphia Street
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 w/ Initial PD	UN	Void of structural development
Adjacent North	GAD and GC w/PD	MUC	Menards
Adjacent South	MDR and LDR II	UN	Single family residential
Adjacent East	MDR and LDR II	UN	Void of structural development
Adjacent West	MDR w/ Final PD	UN	Void of structural development

Zoning Map



Existing Land Uses



Relevant Case History			
Case/File#	Date	Request	Action
19PD033	9/5/20	Initial Planned Development Overlay	Approved
20PD014	4/9/20	Final Planned Development Overlay – Ph. 1	Approved
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	5,000 square feet plus 1,500 additional square feet per unit Size of property allows 148 apartment units	226,512 square feet 153 apartment units proposed with this Phase; However the lot Area for entire development approved with Initial PD.	
Lot Width	100 feet	270 feet	
Maximum Building Heights	3 stories or 35 feet	Exception granted to allow 4 story with 56-foot maximum height	
Maximum Density	30%	28.3% (Phase Two)	
Minimum Building Setback:			
• Front	25 feet	45 feet to E. Philadelphia Street	
• Rear	25 feet	40 feet	
• Side	12 feet	80 feet-Apartments 8 feet garage structures	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	165,192 points	165,390 points	
• # of landscape islands	3	6	
Minimum Parking Requirements:			
• # of parking spaces	230	190-surface parking 99-underground parking 56-garage stalls	
• # of ADA spaces	8	8	
Signage	As per RCMC 17.50.100	Entrance sign complies	
Fencing	As per RCMC 17.50.340	Pool Fencing complies	
Open Space (400 square feet per unit)	61,200 square feet	60,086 square feet; however 32,049 square feet of excess open space provided with Phase One	

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 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 property has an approximate 80-foot rise in elevation from west to east, sloping downward again in the eastern portion of the property. The applicant has indicated that the site will be graded to support the proposed apartment development. In particular, the applicant has noted that

	<p>more than 10 feet of material will be removed to lower the finished floor elevations for the proposed buildings in the eastern portion of the property and at the highest point of the site. A terraced plan will then follow the topography of the existing hillside.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>Apartments are a permitted use in the Medium Density Residential District. Chapter 17.04.560 of the Rapid City Municipal Code states that no more than one residential structure is permitted on each lot. The applicant is proposing to construct three apartment buildings on Lot A3 of Shepherd Hills Subdivision as part of Phase Two of this project. The Final Planned Development Overlay will serve as the tool to allow more than one principal residential structure on the two lots. As such, application of the zoning regulations does not create a practical difficulty or undue hardship.</p>
<p>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:</p>	<p>As a part of the approval of the associated Initial Planned Development Overlay, the Planning Commission granted an Exception request to allow a 4-story, 56-foot high apartment development in lieu of the maximum allowed 3-story, 35-foot height permitted within the Medium Density Residential District. It was noted that since the applicant is proposing to lower the grade of the site by 10 feet or more to create building pads, the visible portion of the apartments will be reduced from the surrounding properties. No Exceptions are being requested with this phase.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>As previously noted, an apartment development is a permitted use in the Medium Density Residential District. Requiring a Planned Development Overlay to allow more than one principal residential structure on each lot does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p><u>Parking:</u> The 153 -unit apartment complex with this phase requires that 230 parking spaces be provided with 8 of the spaces being ADA accessible. The site plan identifies 345 parking spaces with 8 of the spaces being ADA accessible as follows:</p> <ul style="list-style-type: none"> • 190 surface parking spaces • 56 garage spaces • 90 underground parking spaces <p>A developmental lot agreement will be required for access to parking between the two phases.</p> <p><u>Traffic:</u> The applicant provided center turn lanes along E. Philadelphia Street and E. Anamosa Street to accommodate traffic generated by the use. The proposed development will generate traffic that can be accommodated by the existing street network.</p> <p><u>Open Space:</u> The proposed 153-unit apartment complex requires that a minimum of 64,400 square feet of usable open space be provided within the apartment development. The applicant’s site plan identifies 60,086 square feet of</p>

	<p>open space. However, an excess of open space was provided with Phase One including an outdoor swimming pool and landscaped community greenways. As such, the open space requirement is being met for the first two phases of the development.</p> <p><u>Utilities:</u> The property is located within the Rapid City water and sewer service area. Prior to the issuance of a building permit, the necessary water mains and sewer mains required to serve the property must be accepted by the City.</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:	An Exception has previously been granted to allow a 4-story, 56-foot building height in lieu of the maximum allowable height of 35 feet or 3-story. No Exceptions are being requested as a part of this 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-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 students and 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. The property is a part of the Shepherd Hills Subdivision, which includes a wide range of housing types.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-1-1.B	Growth Coordination: The goal is to align future expansions and improvements to address existing needs and support future growth. The proposed apartment development will provide housing options for the students at Western Dakota Technical College and for employees within the area. Significant development has occurred along E. North Street with anticipated continued growth within the area. The proposed development will provide housing options as the area continues to grow.
	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. East Anamosa Street is identified as a principal arterial street and E. Philadelphia Street is identified as a collector street on the City’s Major Street Plan. As a part of this project, both streets will be extended to serve as access to the property. In addition, the applicant has provided center turn lanes along E.

	Philadelphia Street and E. Anamosa Street to accommodate traffic generated by the use.
	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. With the continued commercial and industrial growth along E. North Street, the proposed apartment development will provide an alternate housing option for employees.
	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 Initial 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:	
GDP-ES1:	Building Design and Character: The proposed Final Planned Development Overlay to allow an apartment development creates multiple building volumes and masses with primary residential structures and accessory garages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1B	Mixed Use Development: The proposed apartment complex will provide multi-family housing options near an existing college campus and employment corridor.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow the 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. Significant development has occurred along E. North Street with anticipated continued growth within the area. The proposed apartment development will provide housing options for employees within the area and for students at Western Dakota Technical College. The proposed development will provide housing options as the area continues to grow.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Final Planned Development Overlay with the following stipulations:	
1.	Acknowledge the previously granted Exception to allow a 4-story, 56-foot high apartment development in lieu of a maximum 3-story, 35-foot high structure with the stipulation that the final design of the apartment structures include elements keeping in character with the Black Hills, such as earth tone colors, wood and stone accents and a peaked shingled roof;
2.	Prior to issuance of a Building Permit, a developmental lot agreement shall be entered

	into and recorded to allow the drive aisles along property lines to be shared;
3.	Prior to issuance of a Certificate of Occupancy, all necessary sewer mains and water mains currently under construction to serve the property shall be accepted by the City;
4.	Prior to issuance of a Building Permit, all plans for water, sewer, storm sewer shall be signed and sealed by a Professional Engineer;
5.	Prior to issuance of a Building Permit, an Erosion and Sediment Control Plan specifically for this project (not for the grading permit as work limits and time frames are different) shall be submitted for review and approval;
6.	Prior to issuance of a Building Permit, all redline comments shall be addressed;
7.	Landscaping, parking and open space shall be provided pursuant to the plans approved as a part of this Final Planned Development Overlay application;
8.	All provisions of the Medium Density Residential District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Development Overlay; and,
9.	This Final Planned Development Overlay shall allow for the expansion of an apartment development in compliance with a previously reviewed and approved Master Plan. Future expansion of the apartment development and/or change in use shall require 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 #22PD002	Final Planned Development to allow an apartment complex.
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.	An air quality permit shall be obtained prior to disturbance of earth greater than one acre;
3.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All requirements of the International Fire Code shall be met;
6.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
7.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
8.	ADA compliant accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance; and,
10.	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.