



Rapid City Planning Commission

Final Planned Development Overlay Project Report

August 25, 2016

Item #9
Applicant Request(s)
Case # 16PD037 – Final Planned Development Overlay to construct additional parking
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

Project Summary Brief

The applicant has submitted a Final Planned Development Overlay to construct additional parking for an assisted living facility. In particular, the applicant has submitted construction plans for 36 new parking spaces located on the northwest corner of the Westhills Village Retirement Community. The previously approved phasing plan is also being revised. Phase I is the construction of the 36 new parking spaces in the place of 14 existing parking spaces for a net gain of 22 parking spaces. Phase II is the construction of the assisted living structure along Texas Street. Phase III will be the construction of townhomes along 5th Street and Nebraska Street. Phase II and Phase III will require Major Amendments to the Planned Development to be submitted for review and approval.

Applicant Information	Development Review Team Contacts
Applicant: Westhills Village Retirement Community	Planner: Fletcher Lacock
Property Owner: Presbyterian Retirement Village of Rapid City	Engineer: Dan Kools
Architect: Upper Deck Architects	Fire District: Tim Behlings
Engineer: Renner and Associates	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

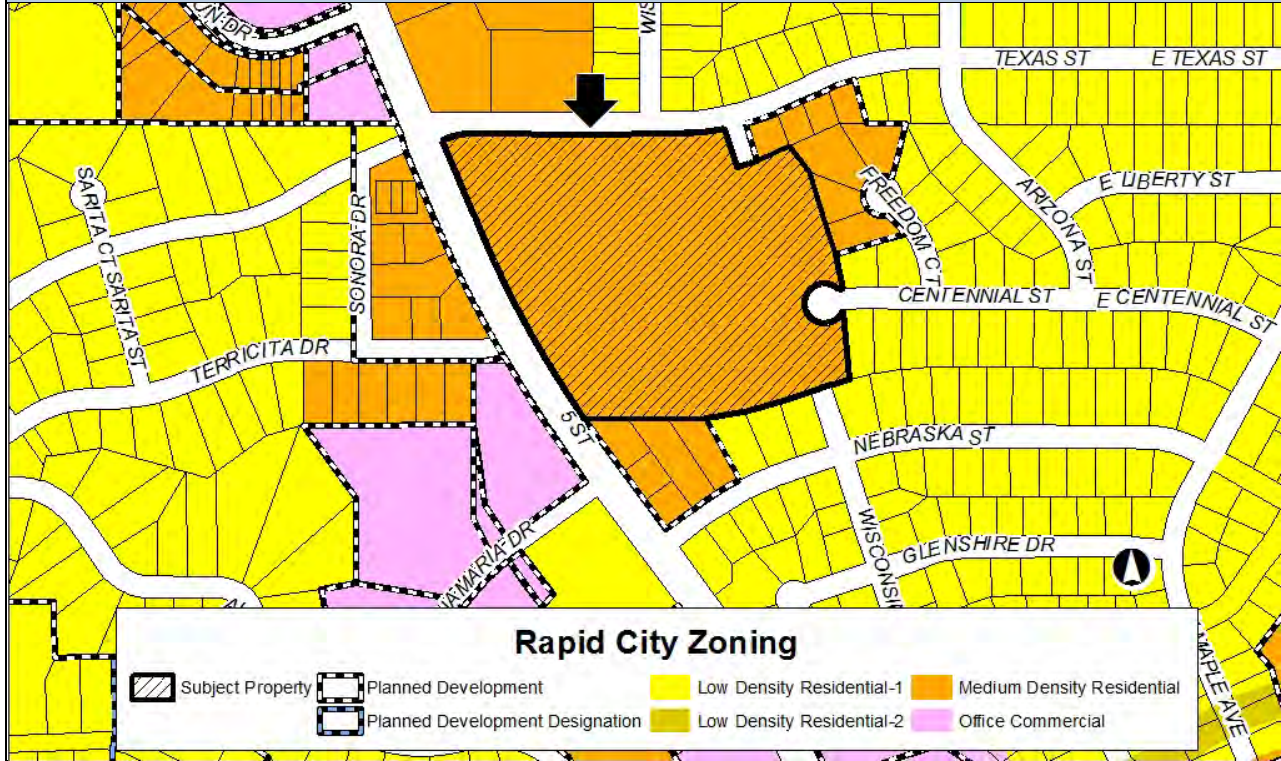
Subject Property Information	
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Address/Location	255 Texas Street
Neighborhood	South Robbinsdale
Subdivision	Robbinsdale #7 and #10
Land Area	15.86 acres
Existing Buildings	Approximately 211,779 square feet
Topography	Slopes from the northwest to the southeast
Access	Texas Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain on the south side of the proposed development

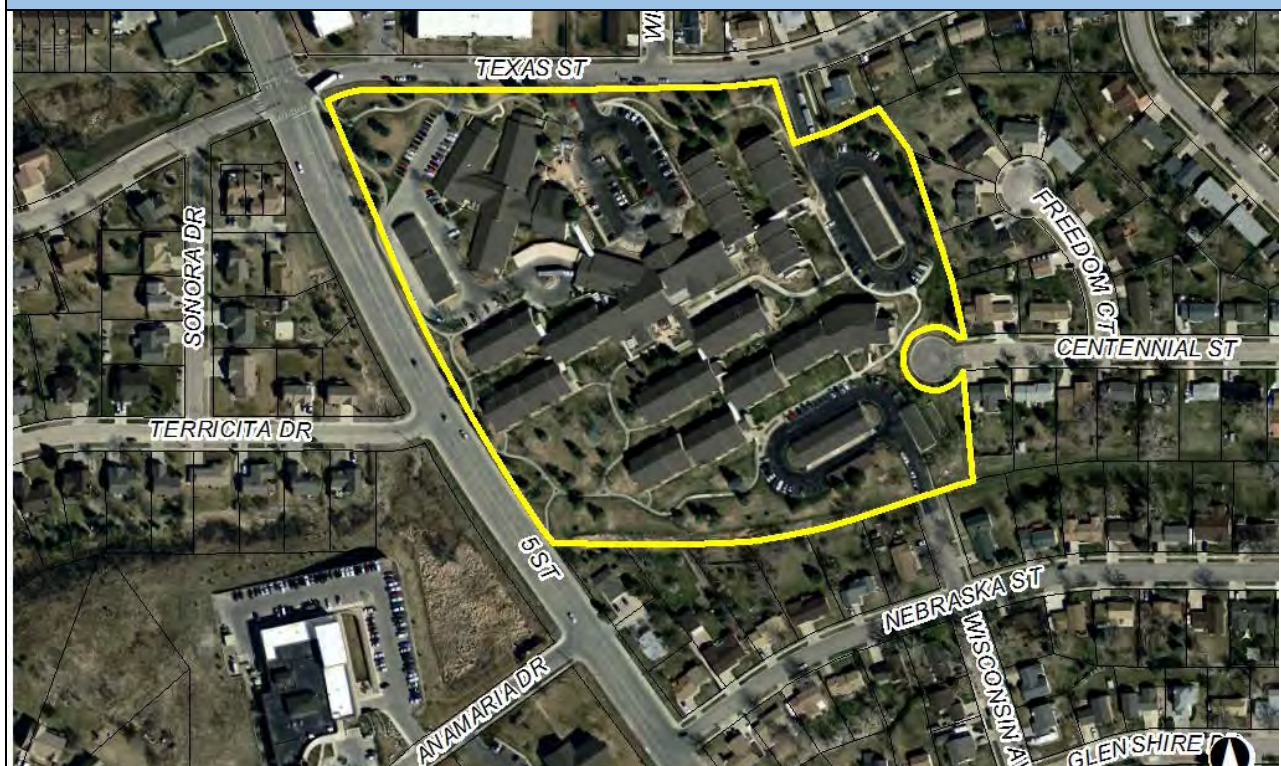
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PD	UN	Assisted living facility
Adjacent North	LDR and MDR	UN and LDN	Apartments and single-family dwellings
Adjacent South	LDR	UN	Single-family dwellings
Adjacent East	LDR	LDN	Single-family dwellings
Adjacent West	MDR and OC	UN	Single-family dwellings

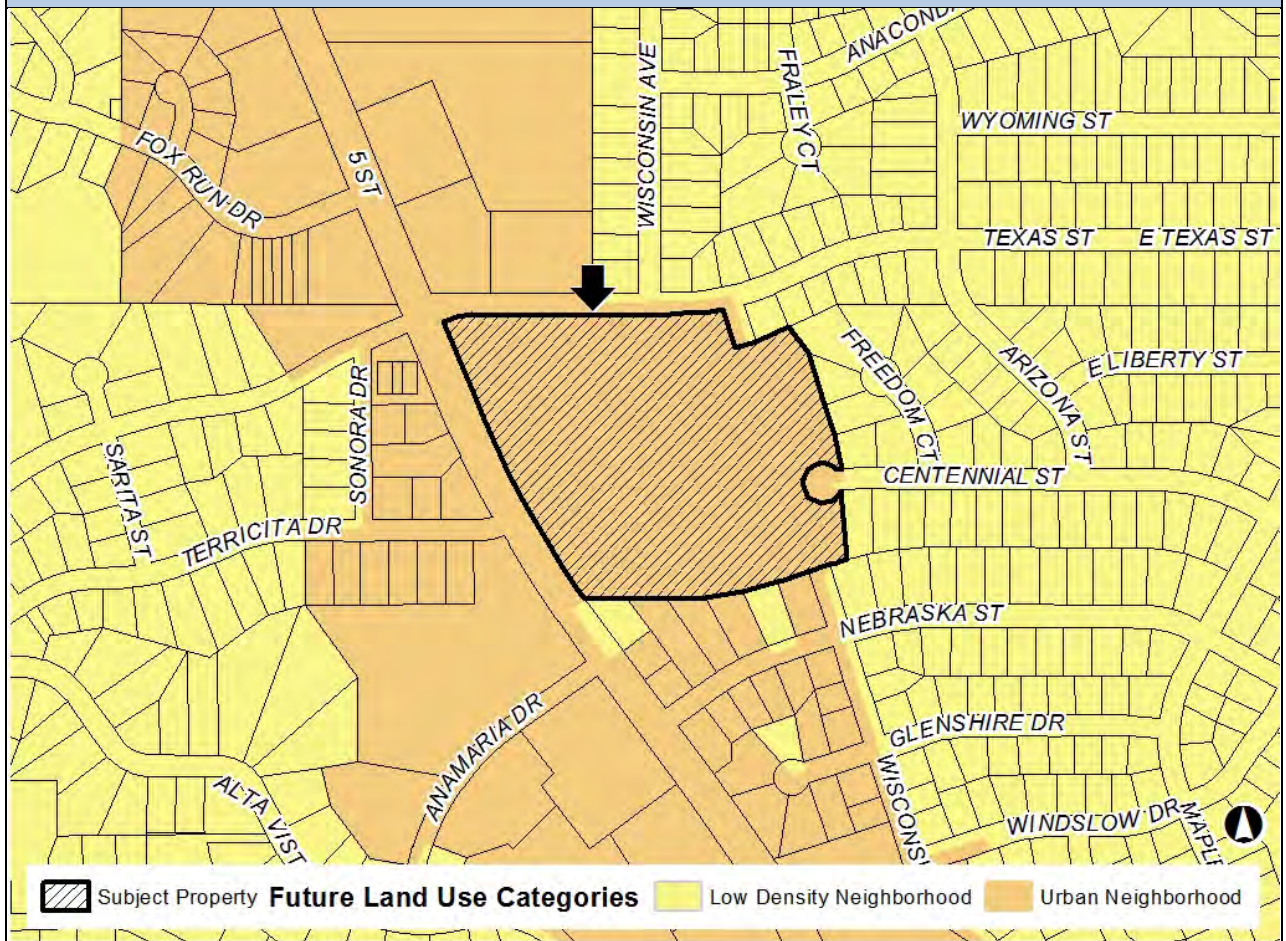
Zoning Map



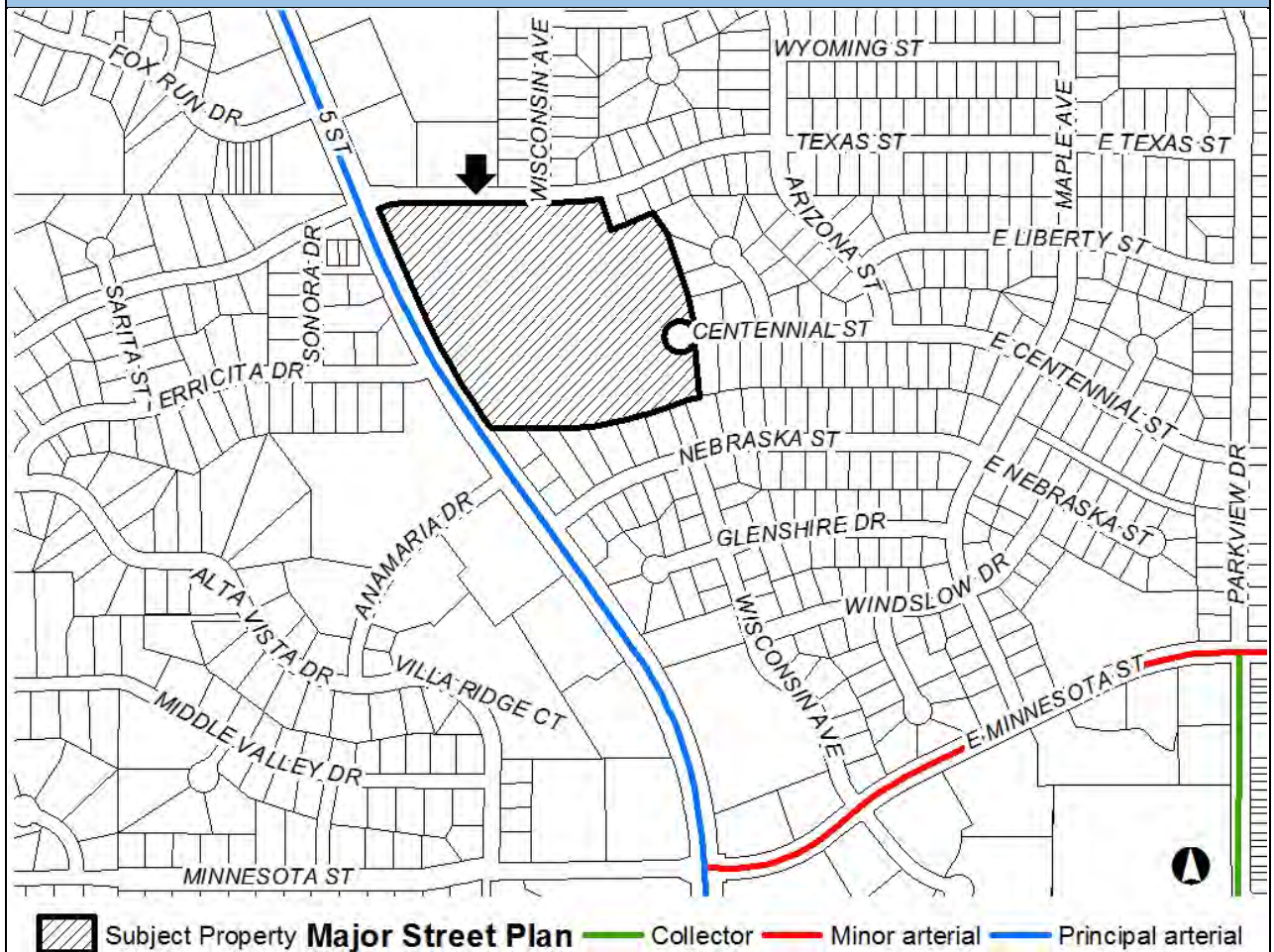
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PD012	04/07/2016	Initial Planned Development Overlay to expand an assisted living facility	Approved with stipulations
16RZ004	04/04/2016	Rezoning from Low Density Residential District to Medium Density Residential District	City Council approved
16RZ005	04/04/2016	Rezoning from Low Density Residential District to Medium Density Residential District	City Council approved
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	423,500 square feet	858,132 square feet	
Lot Width	N/A	N/A	
Maximum Building Heights	3 stories or 35 feet	Proposed 35 feet	
Maximum Density	35%	24.6%	
Minimum Building Setback:			
• Front	25 feet	40 feet	
• Rear	8 feet or 12 feet	95 feet	
• Side	8 feet or 12 feet	45 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	30,342	47,690	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	284	403	
• # of ADA spaces	7	8	
Signage	As per Chapter 17.50.080(S)3.a	No new signage proposed	
Fencing	N/A	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 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 is comprised of approximately 15.86 acres of land zoned Medium Density Residential District with an approved Initial Planned Development Overlay. The applicant is proposing to revise the phasing of the development and to construct 36 new parking spaces as Phase I replacing 14 existing parking spaces for a net gain of 22 parking spaces. The proposed parking is needed to accommodate for a loss of parking during future Phase II which is the construction of the assisted living structure. Phase II and Phase III will require a Major Amendment to the Planned Development to be submitted for review and approval.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is not requesting any Exceptions from the Zoning Ordinance. As noted above, the applicant is revising the phasing plan in order to construct additional parking to accommodate the future construction of the assisted living expansion.
3. Exceptions to the underlying zoning district, if granted, would	As noted above, the applicant is not requesting any Exceptions.

<p>not cause undue hardship to the public good or impair the purposes and intent of these regulations:</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>The property is zoned Medium Density Residential District with an Initial Planned Development Overlay. An assisted living facility is a conditional use in the Medium Density Residential District. The proposed parking is accessory to the use.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The applicant has submitted a Stormwater Management and Treatment Design Report dated July 28, 2016 demonstrating that the 8,545 square foot parking lot addition represents an increase in impervious area of 3.38%. The parking lot addition will drain to an existing inlet which is connected to the campus storm sewer system and outfalls to the major drainage on the south end of the facility which provides stormwater attenuation and treatment. The future land use for the Westhills area is identified in the Drainage Basin Design Plan as multi-family and includes churches, mobile home parks, offices, and apartment complexes with an assumed imperviousness of 70%. The current land use of an assisted living facility is 38% impervious and is consistent with the assumed future land use of the Drainage Basin Design Plan.</p> <p>The applicant should be aware that upon submittal of a Major Amendment to the Planned Development for future development of the assisted living expansion, a master drainage plan and analysis for the entire campus, signed and sealed by a Professional Engineer, must be submitted for review and approval demonstrating that the proposed expansion is compliant with the South Robbinsdale Drainage Basin Design Plan.</p> <p>In addition, the Initial Planned Development identified other issues which must be addressed upon submittal of a Major Amendment to the Planned Development for proposed Phase II and Phase III. In particular, the proposed approach location on 5th Street and one of the two proposed approaches on Texas Street must be removed or an Exception must be obtained. A utility master plan must also be submitted for review and approval identifying existing and proposed water and sewer mains and demonstrating that there is sufficient fire flows and sewer capacity for the proposed expansion. Finally, a complete landscape plan, parking plan, lighting plan, and sign package must be submitted for review and approval for Phase II and Phase III.</p>
<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:</p>	<p>As noted above, the applicant is not requesting any Exceptions.</p>

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 applicant is proposing to construct 22 parking spaces to accommodate the loss of parking with the construction of Phase II in the future. Phase II, an assisted living expansion, will require a Major Amendment to the Planned Development application for review and approval.
	A Vibrant, Livable Community
LC-2.1F	Phased Development: The applicant is revising the phasing plan to construct 22 parking spaces with Phase I. Phase II and Phase III will require the review and approval of a Major Amendment to the Planned Development.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The City's Major Street Plan identifies 5 th Street as a Principal Arterial Street. Public Works staff has indicated that the proposed access from 5 th Street and one of the two proposed accesses from Texas Street must be removed or an Exception must be obtained. The revised site plan or Exceptions must be submitted with the Major Amendment application for Phase II or Phase III.
	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 advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development 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-N2	Accessibility of Services: Westhills Village provides housing for a special population that is located adjacent to 5 th Street and accessible to Rapid City Regional Hospital and other social services.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
N/A	The applicant is proposing to construct additional parking for the Westhills Village Retirement Community. The assisted living facility provides housing for a special population that is located along 5 th Street and accessible to Rapid City Regional Hospital and other social services. Future expansion of the assisted living facility will require a Major Amendment to the Planned Development to be submitted for review and approval.

Findings
Staff has reviewed the Final Planned Development Overlay to construct additional parking 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. In particular, the Final Planned Development Overlay revises the phasing of the development to construct 22 additional parking spaces as Phase I of the development. Phase II and Phase III for the assisted living expansion and townhomes will require a Major Amendment to the Planned Development. The conceptual drainage information identifies that the parking lot addition will drain to an existing inlet which is connected to the campus storm sewer system and outfalls to the major drainage on the south end of the facility which provides stormwater attenuation and treatment. The future land use for the Westhills area is identified in the Drainage Basin Design Plan as multi-family and includes churches, mobile home parks, offices, and apartment complexes with an assumed imperviousness of 70%. The current land use of an assisted living facility is 38% impervious and is consistent with the assumed future land use of the Drainage Basin Design Plan. Upon submittal of a Major Amendment to the Planned Development application for Phase II or Phase III, a master drainage plan and analysis signed and sealed by a Professional Engineer must be submitted for review and approval demonstrating that the proposed expansion is compliant with the South Robbinsdale Drainage Basin Design Plan and designed as proposed.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to construct additional parking be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, all conflicting utility and drainage easements shall be vacated;
2.	Upon submittal of a Major Amendment to the Planned Development application for Phase II or Phase III, a Landscape Plan and calculations in compliance with Chapter 17.50.300 of the Rapid City Municipal Code shall be submitted for review and approval;
3.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, a sign package shall be submitted identifying all existing and proposed signage. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Initial Planned Development Overlay. The addition of electronic or LED signage shall require a Final Planned Development Overlay. A sign permit is required for any new signs;
4.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, elevations of the proposed assisted living facility demonstrating that the residential character of the neighborhood is being maintained shall be submitted for review;
5.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, a lighting plan shall be submitted demonstrating that there is sufficient buffering between the proposed Texas Street parking addition and adjacent residential properties;
6.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, the site plan shall be revised to remove the approach location from 5 th Street and to remove one of the proposed approach locations from Texas Street or an Exception shall be obtained;
7.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, the applicant shall submit a fire flows analysis demonstrating

	that adequate fire flows are available to serve the project;
8.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, the applicant shall submit a sewer report that demonstrates that adequate sewer capacity exists to serve the project;
9.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, a master utility plan showing water and sewer service connections shall be submitted for review and approval;
10.	Upon submittal of a Major Amendment to the Planned Development Overlay application for Phase II or Phase III, a master drainage plan and analysis for the entire camps, signed and sealed by a Professional Engineer, shall be submitted for review and approval; and,
11.	This Final Planned Development Overlay shall allow for the construction of 22 additional parking spaces. In addition, an assisted living facility and single-family dwellings shall be allowed on the same property until the site is redeveloped expanding the assisted living facility and removing the single-family dwellings.



Rapid City Community Planning & Development Services

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)	
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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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
7.	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,
8.	All applicable provisions of the adopted International Fire Code shall continually be met.