



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

October 6, 2016

<b>Item #9</b>
<b>Applicant Request(s)</b>
Case # 16PD043 – Final Planned Development Overlay to allow a single-family residential development with exceptions
Companion Case(s) N/A

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

<b>Project Summary Brief</b>
<p>The applicant has submitted a Final Planned Development Overlay to allow a single-family residential development with Exceptions. The property is zoned Park Forest District and is developed with an existing single-family dwelling and a detached garage. The applicant is requesting the following Exceptions: to reduce the minimum required lot size from 3 acres to 0.36 acres, to reduce the minimum required rear yard setback from 50 feet to 19 feet, and to waive the requirement that the property abut a public street for a minimum of 50 feet.</p> <p>The applicant has submitted this application to ensure that a single-family dwelling could be constructed on the property if the current structures were to be damaged beyond repair.</p>

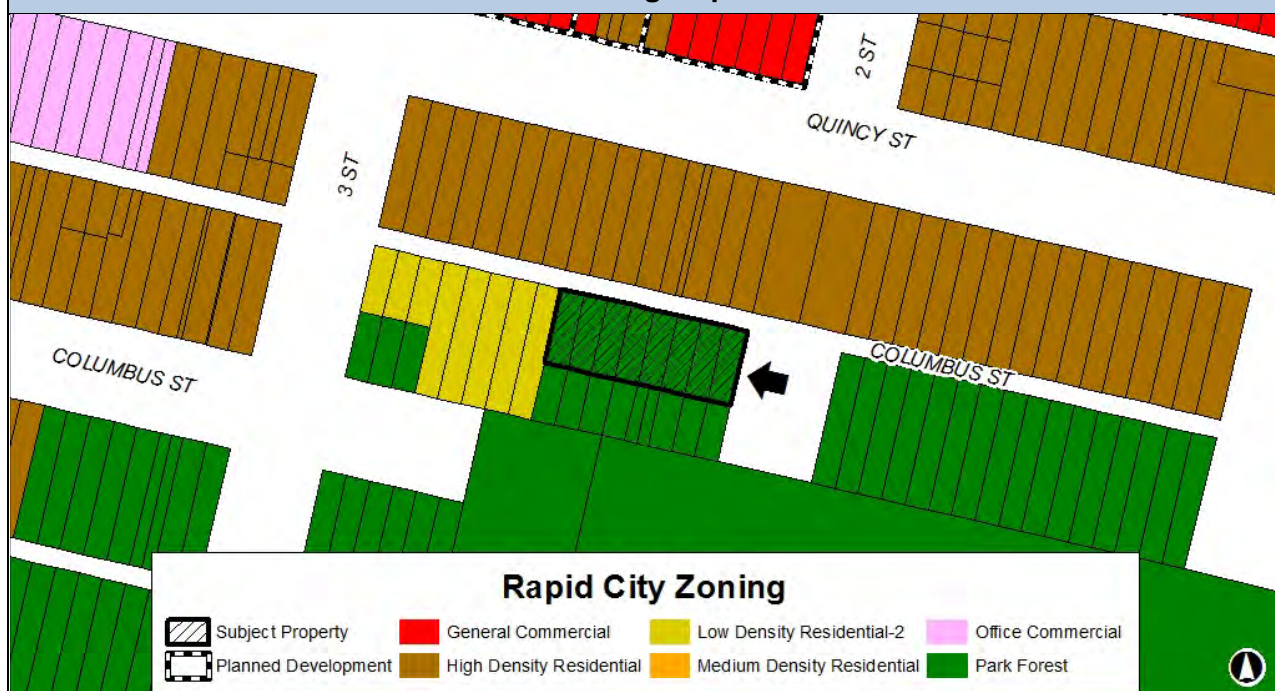
Applicant Information	Development Review Team Contacts
Applicant: Sandra Berendes	Planner: Fletcher Lacock
Property Owner: Sandra Berendes	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Andrew Scull	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	210 Columbus Street
Neighborhood	Downtown / Skyline Drive
Subdivision	Original Town of Rapid City
Land Area	16,000 square feet
Existing Buildings	Approximately 1,385 square feet
Topography	Slopes from the north to the south
Access	Alley access
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	PF	FC	Single-family dwelling
Adjacent North	HDR	UN	Single-family dwelling
Adjacent South	PF	FC	Void of structural development
Adjacent East	PF	FC	Void of structural development
Adjacent West	LDR-II	UN	Single-family dwelling

### Zoning Map

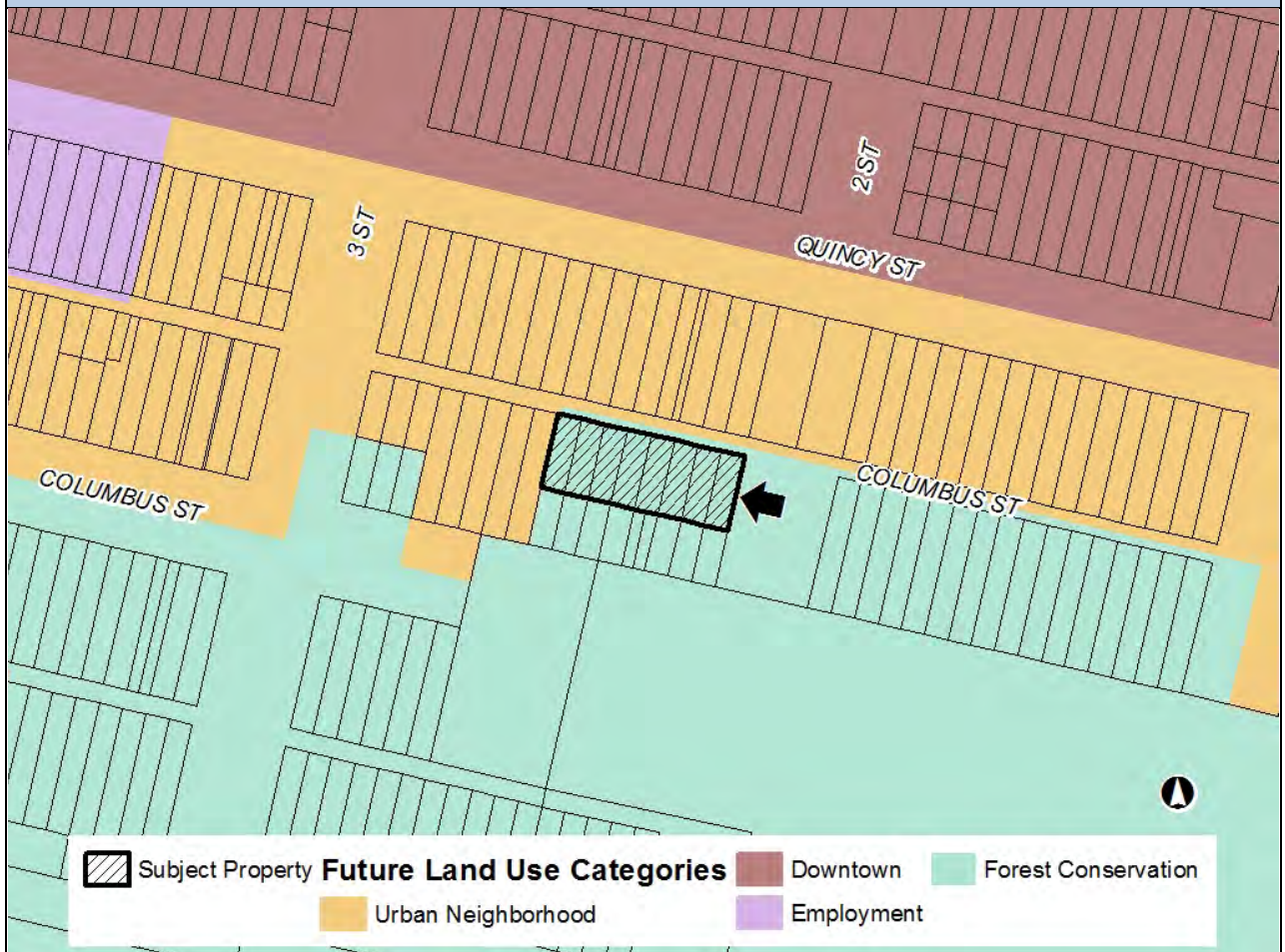


### Existing Land Uses





### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Park Forest District	Required	Proposed	
Lot Area	3 acres	Requesting an Exception to reduce the minimum lot size to 0.52 acres	
Lot Width	Abut a street for a minimum distance of 50 feet	Requesting an Exception to waive the requirement to abut a street for a distance not less than 50 feet	
Maximum Building Heights	2.5 stories or 35 feet	Existing one-story dwelling	
Maximum Density	25%	8.6%	
Minimum Building Setback:			
• Front	20 feet	33 feet	
• Rear	50 feet to dwelling / 20 feet to accessory structure	Requesting an Exception to reduce the rear yard setback to a dwelling to 19 feet	
• Side	30 feet to dwelling / 40 feet to accessory structure	62 feet to the west and 72 feet to the east	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	2	
• # of ADA spaces	N/A	N/A	
Signage	1 square foot	No signage proposed	
Fencing	N/A	None proposed	








Planning Commission Criteria and Findings for Approval or Denial	
<p>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:</p>	
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 0.36 acres of land zoned Park Forest District. The property developed with an existing single-family dwelling approximately 910 square feet in size and a detached garage approximately 476 square feet in size. The existing development is accessed from an alley which leads to 1 <sup>st</sup> Street and 3 <sup>rd</sup> Street and is addressed as Columbus Street. The existing property does not meet the minimum required lot size of 3 acres or the requirement to abut a public street for a distance of 50 feet. In addition, the rear yard setback to the existing dwelling is 19 feet whereas the minimum required rear yard setback in the Park Forest District is 50 feet. As such, the applicant is requesting Exceptions to bring the existing development on the property into compliance with the Zoning Ordinance.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue	The property is currently zoned Park Forest District and is developed with a single-family dwelling and a detached garage. A single-family dwelling and detached garage are permitted uses in the Park Forest District.



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:	As noted above, the applicant is requesting Exceptions to reduce the minimum required rear yard setback from 50 feet to 19 feet, to reduce the minimum required lot size from 3 acres to 0.36 acres in the Park Forest District, and to waive the requirement to abut a public street for a minimum distance of 50 feet. The property is currently developed with a single-family dwelling and a detached garage. The minimum required lot size of 3 acres is intended to allow residential development while preserving natural beauty and open character. The property is located at the base of a large hillside with steep slopes. An existing alley provides the primary access to the property. The subject property is on the north edge of an area identified in the adopted Comprehensive Plan as suitable for Forest Conservation. Property to the south is comprised of steep slopes and is undeveloped. The property is also located on the southern edge of the area identified as Downtown / Mixed-use in the adopted Comprehensive Plan. Properties to the north are developed with single-family dwellings. By submitting this Final Planned Development Overlay for review and approval, the applicant is securing existing design standards should a residence be rebuilt on the property in the future. For the above reasons, staff recommends that the Exceptions to reduce the minimum lot size, to reduce the minimum required rear yard setback, and to waive the requirement to abut a public street for a minimum distance of 50 feet be approved.
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 Park Forest District. A single-family dwelling with a detached garage is a permitted use in the Park Forest District.
5. Any adverse impacts will be reasonably mitigated:	The existing water and sewer service lines are non-conforming. Water and sewer mains are located within 3 <sup>rd</sup> Street right-of-way located west of the property. The applicant should be aware that if the water and sewer service lines should fail the mains would need to be extended along the alley to serve the property and bring the services into compliance with City standards.
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 property is currently zoned Park Forest District and is developed with a single-family dwelling and a detached garage. The applicant is requesting the above mentioned Exceptions to bring the property into compliance with the Zoning Ordinance. Property is located at the base of a steep hillside and property to the south is currently undeveloped. In addition, the existing property is accessed from an alley. The requested Final Planned Development would allow the existing development to continue while preserving the open character of the area.

**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	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
LC-3.1A	<b>Retain and Enhance Existing Housing Stock:</b> Granting the requested Exceptions supports the goal of retaining existing housing.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> The existing primary access to the property is from an alley located between 1 <sup>st</sup> Street and 3 <sup>rd</sup> Street. Staff recommends that the Exception to waive the requirement to abut a public street for a minimum distance of 50 feet be granted.
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Forest Conservation</b>
<b>Design Standards:</b>	
GDP-FC1	<b>Preservation of Natural Features:</b> The property is currently zoned Park Forest District which requires a minimum lot size of 3 acres. The existing lot is approximately 0.36 acres or 16,000 square feet in size. The minimum lot size for a single-family dwelling in other residential districts is 6,500 square feet. The existing lot exceeds this size and still supports the intent of preserving the open character of the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Downtown / Skyline Drive</b>
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1G	<b>Natural Features:</b> The intent of the Final Planned Development Overlay is to bring the existing single-family dwelling into compliance with the Zoning Ordinance. The subject property is located at the base of a steep hillside with no structural development to the south of the property. The Final Planned Development will ensure that the existing residential use is allowed as well as

preserve the open character of the area.
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<b>Findings</b>
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Staff has reviewed the Final Planned Development Overlay to allow a single-family residential development with exceptions 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 requested Exceptions are for an existing single-family dwelling on property zoned Park Forest District.
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<b>Planning Commission Recommendation and Stipulations of Approval</b>
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Staff recommends that the Final Planned Development Overlay to allow a single-family residential development with exceptions be approved with the following stipulations:
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|----|---|
| 1. | An Exception is hereby granted to reduce the minimum required lot size from 3 acres to 0.36 acres;  |
| 2. | An Exception is hereby granted to reduce the minimum required rear yard setback from 50 feet to 19 feet;  |
| 3. | An Exception is hereby granted to waive the requirement that the property abut a public street for a minimum distance of 50 feet; and,  |
| 5. | This Final Planned Development Overlay shall a single-family residential development. Permitted uses within the Park Forest District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development. |



## 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)	
<b>Case # 16PD043</b>	Final Planned Development Overlay to allow a single-family residential development with exceptions
<b>Companion Case(s) #</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
1.	All requirements of the currently adopted Building Code shall be met;
2.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development;
3.	All applicable provisions of the adopted International Fire Code shall continually be met.