



Rapid City Planning Commission

Planned Development Project Report

January 5, 2017

Item 6
Applicant Request(s)
Case # 16PD065 A Final Planned Development Overlay to allow multifamily housing

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay to allow multifamily housing be approved with the stipulations noted below.

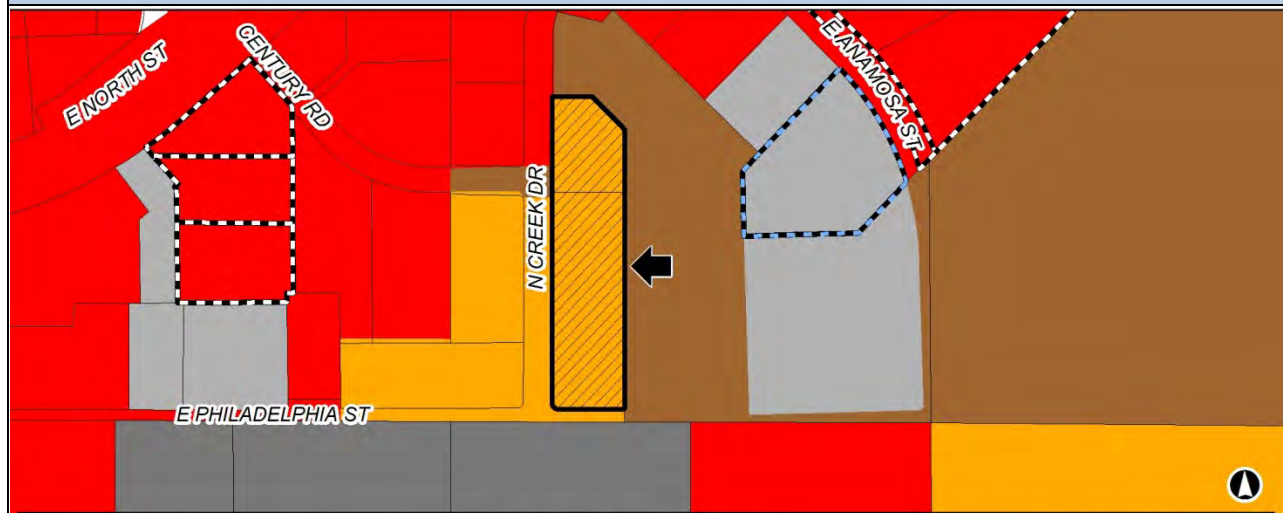
Project Summary Brief
The applicant has submitted a request for a Final Planned Development to allow construction of a total of four apartment buildings in two phases on approximately 3.06 acres of property zoned Medium Density Residential District. The proposed apartment complex is comprised of four two-story structures, with 12 units per structure. A total of 48 units are proposed in total. No exceptions are being requested as a part of this Final Planned Development. However, Rapid City Municipal Code states that only one primary residential structure per lot is permitted. As such, any apartment complex comprised of more than one primary residential structure requires a Final Planned Development be approved prior to issuance of a building permit. As such, the applicant has submitted this request for a Final Planned Development.

Development Review Team Contacts	
Applicant: Don Weisler, Creek Drive Land, LLC	Planner: Robert Laroco
Property Owner: Creek Drive Land, LLC	Engineer: Ted Johnson
Architect: Nielsen, Mayne Architecture	Fire District: Tim Behlings
Engineer: Sperlich Consulting, Inc.	School District: Kumar Veluswamy
Surveyor:	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	East of the intersection of Century Road and North Creek Drive
Neighborhood	Elk Vale Road Neighborhood
Subdivision	Menard Subdivision
Land Area	3.96 acres, approximately
Existing Buildings	No structural development
Topography	Sloping downhill from west to east across the site
Access	North Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	MUC	No structural development
Adjacent North	GA	MUC	No structural development
Adjacent South	HI	LI	Auto salvage
Adjacent East	GA	MUC	No structural development
Adjacent West	GC, MDR	MUC	No structural development

Zoning Map



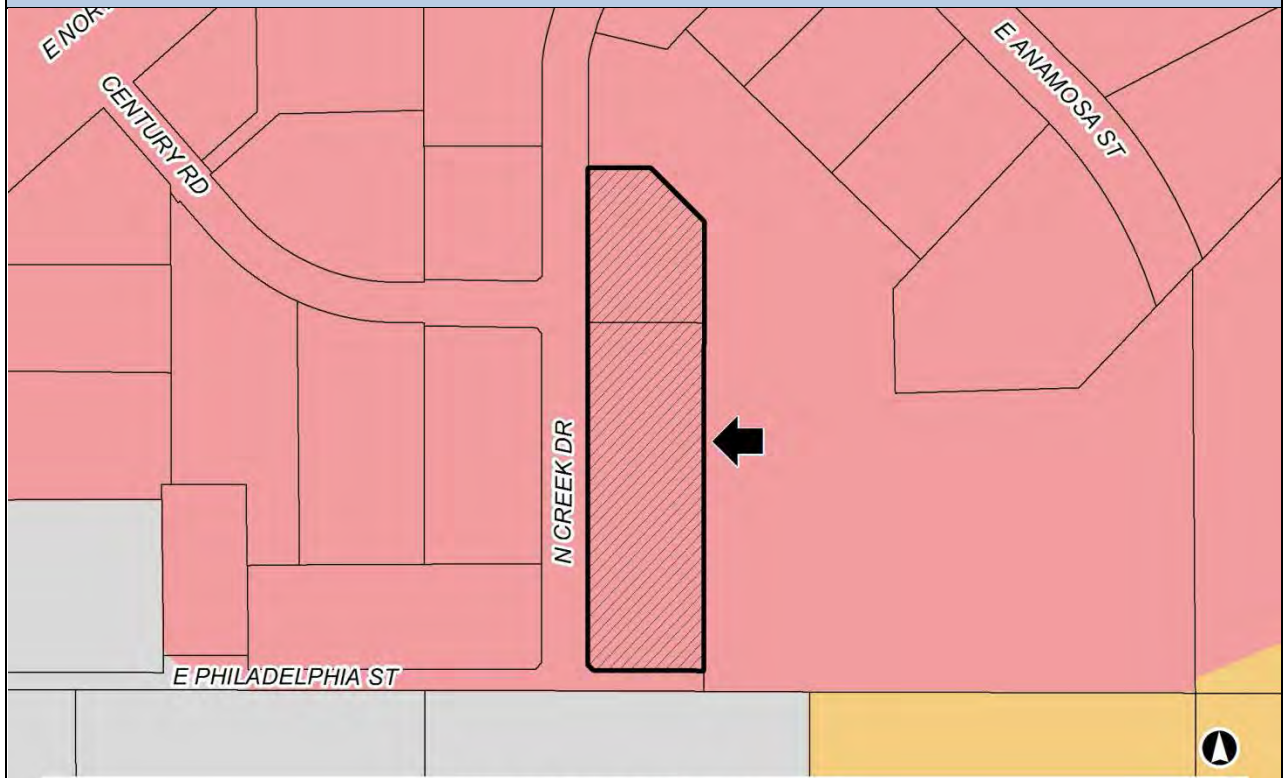
Rapid City Zoning

Subject Property	Planned Development Designation	Medium Density Residential	Light Industrial
Planned Development	General Agriculture	General Commercial	Heavy Industrial

Existing Land Uses



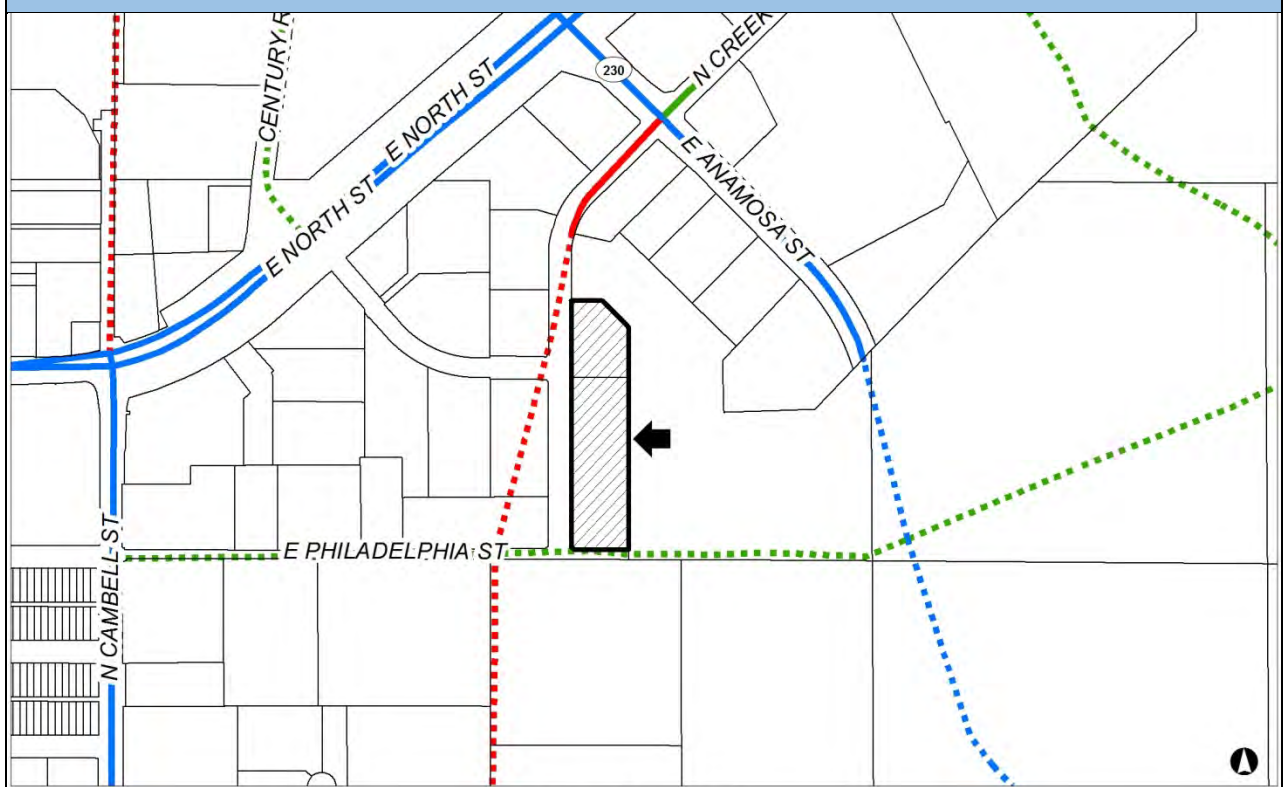
Comprehensive Plan Future Land Use



Future Land Use Categories

-  Subject Property
-  Urban Neighborhood
-  Mixed Use Commercial
-  Light Industrial

Parks or Transportation Plan



Major Street Plan






-  Subject Property
-  Collector
-  Principal arterial
-  Proposed minor arterial
-  Minor arterial
-  Proposed collector
-  Proposed principal arterial



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed/Existing	
Lot Area	5,000 sq ft + 1,500 sq ft/DU =108,000 sq ft minimum	3.96 acres, approximately 172,498 sq ft.	
Lot Frontage	100 ft	1,064 ft	
Maximum Building Heights	3 stories, 35 ft	2 stories, 25 ft, 7 in	
Maximum Density	35%	9.0%	
Minimum Building Setback:			
• Front	25 ft to Stumer Road	61 ft to North Creek Drive	
• Rear	25 ft to east property line	90 feet to east property line	
• Side	12 ft to north property line 12 ft to south property line ft	40 ft to north property line	
• Street Side	25 ft to East Philadelphia Street right-of-way	26 ft to East Philadelphia Street right-of-way	
Minimum Landscape Requirements:			
• # of landscape points	156,549 points required	206,396 points proposed	
• # of landscape islands	1 required	1 provided	
Minimum Parking Requirements:			
• # of parking spaces	1.5/DU at 48 DU = 72 parking spaces required	76 parking spaces proposed	
• # of ADA spaces	3 ADA, 1 van accessible	4 ADA, 4 van accessible	
Signage	Per RCMC	No signage identified	
Fencing	Per RCMC	4-foot-tall chain link fence 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 in a request for a Planned Development:	
	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 3.96 acres of grass covered, typically level land currently void of structural development. There are no conditions on the property today due to its size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	Multifamily housing located within multiple structures on one property may be permitted in the Medium Density Residential District through a Planned Development. The application of these regulations does not create a practical 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 to the underlying zoning are being proposed as a part of this Final Planned Development.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	An apartment complex comprised of multiple residential structures requires a Final Planned Development prior to issuance of a building permit. As such, the applicant has submitted this request for both Lots 6 and 7, which are both included within the boundary of this project. However, only one residential structure is proposed on Lot 6 and, as such, is currently a permitted use. It should be noted that the

	applicant has applied for and obtained a building permit for the apartment building located on Lot 6, which has been identified as Phase 1 of the current project. However, the approved Final Planned Development will include both Lots 6 and 7 in the future. A literal interpretation of Zoning Ordinance does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	As previously noted, the property is zoned Medium Density Residential District. Multifamily housing located in multiple residential structures is a conditional use in the Medium Density Residential District, requiring a Final Planned Development be approved for the property prior to issuance of a building permit. All setback, building height, lot coverage, parking, and landscaping requirements are being met as a part of this request. Potential adverse impacts of the proposed development are being reasonably mitigated as a part of this request.
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 a part of this Final Planned Development. The proposed Final Planned Development will provide multifamily housing in a phased project and will reasonably achieve the objectives of the Zoning Ordinance.

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-3.2A	<u>Mix of Housing Types</u> : The proposed apartment complex is in support of City policy of encouraging development of a range of housing types, sizes, prices, and densities within individual neighborhoods and throughout the community in order to meet current demands and future needs.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.2A	<u>Housing Stock</u> : The proposed development will create additional, diverse, and attractive housing options in close proximity to several employment areas, including Rushmore Crossing, the East North Street Corridor, the Cambell Street Corridor, and the developing Vista Ridge commercial development located to the north and west of the project. Provision of diverse housing stock in proximity to established and developing employment opportunities will sustain a high quality

	of life intended to attract and retain employers and employees.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The Final Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the proposed development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial
Design Standards:	
Chapter 10, p 99	<u>Mixed-Use Commercial</u> : Higher density residential development is a listed secondary use in the Mixed-Use Commercial land use designation, especially in areas transitioning from commercial uses to residential uses.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood
Neighborhood Goal/Policy:	
EV-NA1.1A	<u>Residential Growth</u> : The proposed development supports the ongoing development of new residential development, specifically between Cambell Street and Elk Vale Road.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:	
•	The applicant is proposing the development of 48 multifamily housing units located in four structures in a two-phased development. Multifamily housing is a permitted use in the Medium Density Residential and Office Commercial Districts. However, the development is comprised of multiple residential structures located on one residentially zoned lot and, as such, requires a Final Planned Development prior to issuance of a building permit.
•	No Exceptions have been requested as a part of this Final Planned Development.
•	Provision of diverse, high-quality, housing in a range of types, prices, and locations is a policy in support of Rapid City's Core Values identified in the Rapid City Comprehensive Plan, as well as an established policy for growth and reinvestment throughout the City. In addition, the established Neighborhood Plans for the the Elk Vale Neighborhood identify the provision of a variety of housing types as a priority for each neighborhood. Multifamily housing is a permitted use of the subject property and supports the goals of the Rapid City Comprehensive Plan.

Staff recommends that the requested Final Planned Development be approved with the following stipulations:	
1.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic of Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development. The addition of LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
2.	This Final Planned Development shall allow for the construction of multifamily housing. All requirements of the Medium Density Residential District shall be met unless specifically stipulated as a part of a subsequent Amendment to the Planned Development. All uses permitted in the Medium Density Residential District shall be permitted contingent upon provision of sufficient parking and an approved building

	permit. All conditional uses in the Medium Density Residential District shall require a Major Amendment to the Planned Development.
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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.*

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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 contractors working on the site shall be licensed contractors within the City of Rapid City;
5.	All requirements of the currently adopted Building Code shall be met;
6.	All requirements of the International Fire Code shall be met;
7.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Municipal Code;
8.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Municipal Code;
9.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
10.	All erosion and sediment control measures shall be installed and continually maintained as necessary, and;
11.	ADA accessibility shall be provided and maintained throughout the property as necessary.