



Rapid City Planning Commission

Planned Development Overlay Project Report

January 5, 2017

Item #11
Applicant Request(s)
Case # 16PD058 – Final Planned Development Overlay to create a townhome development
Companion Case(s) 16PL121 – Preliminary Subdivision Plan to create five lots and a Common Area Lot

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 create a townhome development as an affordable housing project. In particular, the applicant is proposing to construct two townhome structures with a total of five units. The proposed structures will be up to three stories in height with first floor garages. The proposed units will be located on five separate lots with a Common Area Lot. The applicant has also submitted a Preliminary Subdivision Plan (File #16PL121) to create five townhome lots and a Common Area Lot. The applicant is requesting the following Exceptions: to reduce the minimum lot size requirement from 4,000 square feet to 759 square feet, 870 square feet, 1,105 square feet, 1,219 square feet, and 1,305 square feet; to reduce the minimum required lot width from 16 feet to 15.19 feet for proposed Lot 4; to allow a height of 3 stories in lieu of the maximum allowed height of 2½ stories; to increase the maximum allowed lot coverage from 40% to 41.3%, 47.4%, and 43.8% for proposed Lots 3, 4, and 5, respectively; to reduce the minimum required side yard setback from 12 feet to “0” feet for proposed Lots 1, 2, 3, and 5; to reduce the minimum required rear yard setback from 25 feet to “0” feet; and, to reduce the minimum required parking for Lot 3 and Lot 4 from two to one and to allow two parking spaces to be provided on the Common Area Lot.

Applicant Information	Development Review Team Contacts
Applicant: Dakota Land Trust	Planner: Fletcher Lacock
Property Owner: Peggy Beardsley and Arthur Stevens	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Britton Engineering and Land Surveying, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Neighbor Works Dakota Home Resources	DOT: Stacy Bartlett

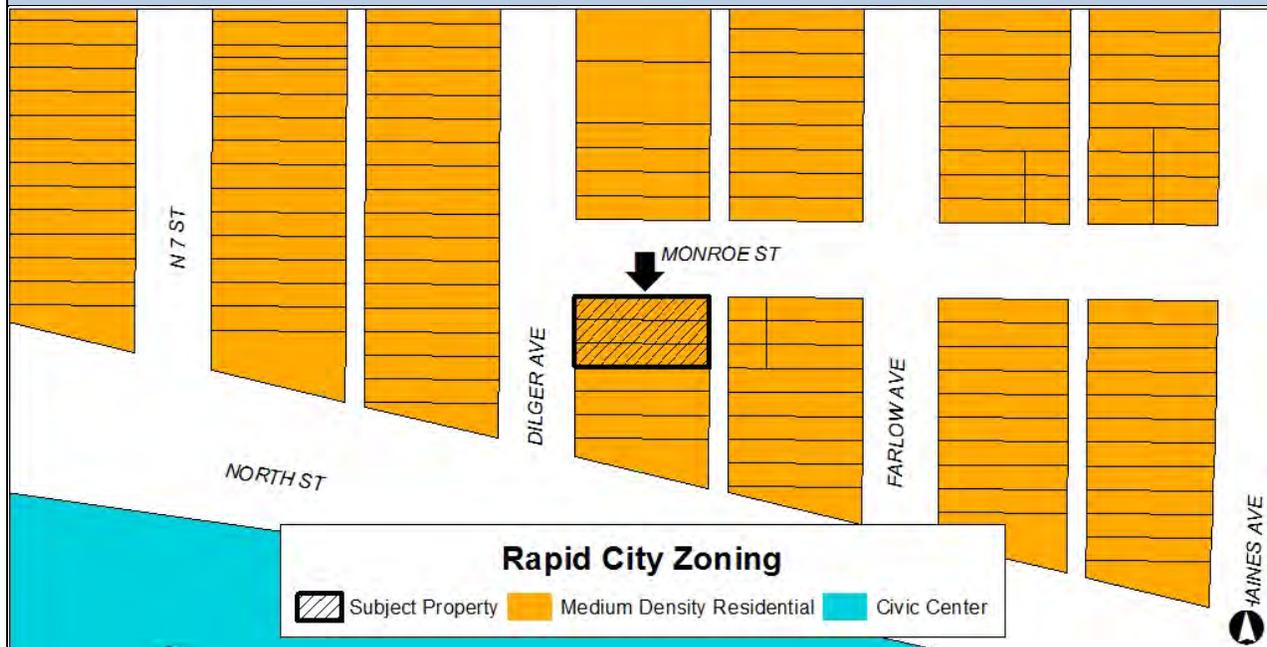
Subject Property Information	
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Address/Location	612 Dilger Avenue
Neighborhood	North Rapid
Subdivision	Proposed Village on Monroe
Land Area	0.24 acres (Approximately 10,454 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Monroe 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	UN	Void of structural development
Adjacent North	MDR	UN	Single-family dwelling
Adjacent South	MDR	UN	Single-family dwelling
Adjacent East	MDR	UN	Single-family dwelling
Adjacent West	MDR	UN	Single-family dwelling

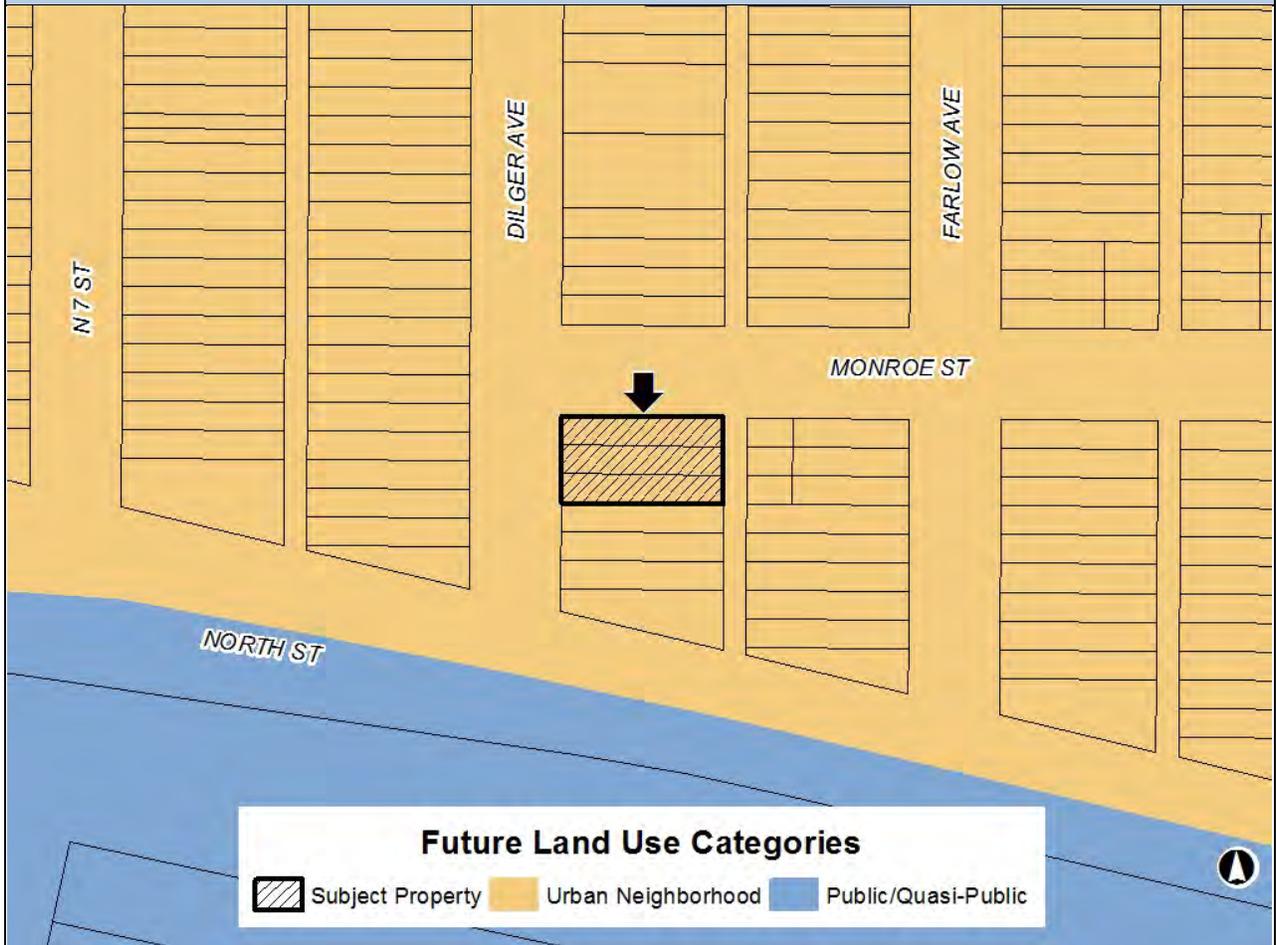
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	N/A	Requesting an Exception to reduce the minimum required lot size from 4,000 square feet to a range from 759 square feet to 1,305 square feet	
Lot Width	16 feet	Requesting an Exception to reduce the minimum required lot width from 16 feet to 15.19 feet for proposed Lot 4	
Maximum Building Heights	2.5 stories or 35 feet	Requesting an Exception to allow a height of 3 stories no greater than 35 feet	
Maximum Density	40%	Requesting an Exception to allow 41.3%, 47.4%, and 43.8% for proposed Lots 3, 4, and 5; respectively	
Minimum Building Setback:			
• Front	25 feet	26 feet	
• Rear	25 feet	Requesting Exception to reduce the rear yard setback from 25 feet to "0" feet	
• Side	12 feet	Requesting an Exception to reduce the minimum required side yard setback from 12 feet to "0" feet for proposed Lots 1, 2, 3, and 5	
• Street Side	25 feet	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	Two per townhome	Requesting an Exception to reduce the minimum required parking for Lot 3 and Lot 4 from two to one and to allow two parking spaces to be provided on the Common Area Lot	
• # of ADA spaces	N/A	N/A	
Signage	As per Chapter 17.50.080(S)3.a	No signage proposed	
Fencing	6 feet	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 10,454 square feet of land zoned Medium Density Residential District. Townhomes are a permitted use in the district. The applicant is proposing to construct the townhome development as an affordable housing project. The applicant has indicated that this is an innovative project and will provide a template to develop affordable housing throughout the community.

<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>The property is zoned Medium Density Residential District which identifies townhomes as a permitted use. As noted above, the applicant is proposing to construct a townhome development as a template for future affordable housing development within the community.</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>The applicant is proposing to construct the townhome development as an affordable housing project. The applicant has also submitted a Preliminary Subdivision Plan (File #16PL121) to create five townhome lots and a Common Area Lot. The following Exceptions are being requested:</p> <ul style="list-style-type: none"> • An Exception to reduce the minimum lot size requirement from 4,000 square feet to 759 square feet, 870 square feet, 1,105 square feet, 1,219 square feet, and 1,305 square feet; • An Exception to reduce the minimum required lot width from 16 feet to 15.19 feet for proposed Lot 4; • An Exception to allow a height of 3 stories in lieu of the maximum allowed height of 2½ stories; • An Exception to increase the maximum allowed lot coverage from 40% to 41.3%, 47.4%, and 43.8% for proposed Lots 3, 4, and 5, respectively; • An Exception to reduce the minimum required side yard setback from 12 feet to “0” feet for proposed Lots 1, 2, 3, and 5; • An Exception to reduce the minimum required rear yard setback from 25 feet to “0” feet; and, • An Exception to reduce the minimum required parking for Lot 3 and Lot 4 from two to one and to allow two parking spaces to be provided on the Common Area Lot. <p>The applicant has indicated that the requested Exceptions are needed to lower the development costs of the project. To make the units affordable, the applicant is proposing to create five small townhome lots with a Common Area Lot. Potential homeowners will have the option of buying the dwelling and the land, or leasing the land. As such, the applicant is requesting an Exception to reduce the minimum required lot size from 4,000 square feet to 759 square feet, 870 square feet, 1,105 square feet, 1,219 square feet, and 1,305 square feet. The total area of the properties including the common area is 10,454 square feet in size. The proposed Common Area Lot provides a shared outdoor space maintaining the character of the neighborhood and providing separation between two of the structures. For these reasons, staff recommends that the Exception be granted to reduce the minimum required lot sizes.</p> <p>The applicant is also requesting an Exception to reduce the minimum required lot width for proposed Lot 4 from 16 feet to 15.19 feet. The minimum required lot width for a townhome lot is 16 feet. Lot 4 is an interior lot and the width of the lot is determined by the width of the structure which will be 15.19 feet. The requested reduction is a minimal amount and the proposed shared approach and driveway will provide sufficient access to the property. For</p>

	<p>the above reasons, staff recommends that the Exception to reduce the minimum required lot width be approved.</p> <p>In addition, the applicant is requesting an Exception to construct up to three stories in height in lieu of 2½ stories. The applicant has indicated that the structures will not exceed the maximum allowed height of 35 feet. The additional height is needed to allow for first floor garages. Dilger Avenue and Monroe Street are local streets requiring a minimum of 52 feet of right-of-way width. Each street is constructed within right-of-way measuring 80 feet in width. The excessive right-of-way and the wide boulevards will provide separation between the proposed townhomes and properties to the north and west. The wide boulevards will also lessen the visual impact of the three story height. For these reasons, staff recommends that the Exception to increase the maximum allowed height to three stories be granted.</p> <p>An Exception is also being requested to increase the maximum allowed lot coverage from 40% to 41.3%, 47.4%, and 43.8% for proposed Lots 3, 4, and 5, respectively. Taking into account the Common Area Lot, the lot coverage for the entire development will be approximately 21%. Drainage and open space will be provided through the shared common area. As such, staff recommends that the Exception to increase the maximum allowed lot coverage be approved.</p> <p>The proposed townhome lots and Common Area Lot are a unique design intended to lessen the amount of land needed for development. The smaller lot sizes increase the affordability of the proposed units. However, the lot layout requires a reduction in the minimum required side yard and rear yard setbacks for the townhome lots. The proposed Common Area Lot maintains a 20 foot setback to the townhomes from Dilger Avenue, a 24.74 rear yard setback from the south property line, and an 11.6 foot setback from the alley. The Common Lot Area provides separation from adjacent properties and as such, staff recommends that the minimum required side and rear yard setbacks be reduced to “0” feet.</p> <p>Lastly, proposed Lots 3 and 4 are designed to have one-stall garages. The minimum required parking for a townhome is two parking spaces. The applicant is proposing to construct two parking spaces on the Common Area Lot that will be accessed from the alley and will be used by the smaller townhome units. For this reason, staff recommends that the reduction in parking be approved and that the two additional parking spaces be allowed on the Common Area Lot contingent upon a parking agreement being recorded to secure the Common Area Lot for use by the owner(s) of Lot 3 and Lot 4. A copy of the recorded agreement must be submitted with the Building Permit application.</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. Townhomes are identified as a permitted use.</p>

5. Any adverse impacts will be reasonably mitigated:	The proposed Common Area Lot will be utilized to provide drainage, additional parking, setbacks, and open space. The excessive right-of-way dedicated for Dilger Avenue and Monroe Street and the associated wide boulevards will lessen the scale of the proposed townhomes. The applicant should be aware that Development Engineering Plans must be approved prior to issuance of a Building Permit and a Final Plat must be approved prior to issuance of a Certificate of Occupancy. This will ensure that public improvements are constructed.
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 noted above, the proposed townhome development is a unique design to provide affordable housing in the community. The requested Exceptions promote an innovative design that maintains the character of the area and diversifies the housing stock.

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 townhome development is located in the North Rapid Neighborhood Area, an established area of the City.
 A Vibrant, Livable Community	
LC-1.1A	Innovative Design: The proposed townhome development is a unique design that will encourage creativity and innovation in the design of future affordable housing developments.
LC-1.1C	Sustainable Buildings and Sites: The proposed cluster development will include a common area to provide open space, drainage, and additional parking.
LC-2.1C	Variety of Housing Types: The proposed townhome development will diversify the type of housing in the area which is predominantly made up of single-family dwellings.
LC-2.1D	Neighborhood Character: The applicant has provided sample elevations demonstrating that the proposed townhome development will have a variety of models with varying facades and materials to enhance visual interest.
LC-3.1C	Compatible Infill and Redevelopment: The proposed townhome project is a redevelopment located in an existing neighborhood. The proposed redevelopment takes advantage of existing streets and infrastructure.
LC-5.2B	Reduce Barriers: Approval of the Final Planned Development Overlay encourages redevelopment and encourages a diversification of residential housing in the City. The applicant has indicated that the affordable housing development will serve as a template for future projects.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1E	Access Management Planning: The applicant should be aware that the proposed shared approach does not meet the spacing requirement from a non-signalized intersection. As such, upon submittal of a Building Permit, the shared

	approach must be relocated to meet the spacing requirement or an Exception must be obtained.
	Economic Stability and Growth
EC-1.2A	Housing Stock: The proposed townhome development supports the goal of providing a diverse and attractive housing option.
	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-N1	Mix of Housing Types: The proposed townhome development will diversify the housing types in the neighborhood which is predominantly single-family dwellings.
SDP-N5	Varied Neighborhood Character: The proposed three-story townhomes will provide variety in the architectural style of the homes.
SDP-N6	Residential Infill and Redevelopment: The proposed three-story townhomes are not compatible with the height of adjacent dwellings which are one and two-story. However, the Common Area Lot will provide a buffer to the two-story dwelling to the south. In addition, Dilger Avenue and Monroe Street are constructed within 80 feet of right-of-way. The minimum required right-of-way width for these streets is 52 feet. The additional right-of-way provides a physical buffer between properties to the north and west.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The proposed townhome development supports the goal of encouraging infill development and reinvestment as well as providing housing variety.

Findings	
<p>Staff has reviewed the Final Planned Development to create a townhome 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 proposed townhome development is a unique and alternative design to provide a template for future affordable housing in the community. The design of the Common Area Lot ensures that adequate parking is provided, drainage, and open space. The uniqueness of the redevelopment project will enhance the character of the neighborhood. The adopted Comprehensive Plan supports the diversification and redevelopment of housing in established neighborhoods. Staff recommends that the Final Planned Development Overlay be approved.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to create a townhome development be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum lot size requirement from 4,000 square feet to 759 square feet, 870 square feet, 1,105 square feet, 1,219 square feet, and 1,305 square feet, respectively;
2.	An Exception is hereby granted to reduce the minimum required lot width from 16 feet to 15.19 feet for proposed Lot 4;
3.	An Exception is hereby granted to allow a height of 3 stories no greater than 35 feet in lieu of the maximum allowed height of 2½ stories;
4.	An Exception is hereby granted to increase the maximum allowed lot coverage from 40% to 41.3%, 47.4%, and 43.8% for proposed Lots 3, 4, and 5, respectively;
5.	An Exception is hereby granted to reduce the minimum required side yard setback from 12 feet to "0" feet for proposed Lots 1, 2, 3, and 5;
6.	An Exception is hereby granted to reduce the minimum required rear yard setback from 25 feet to "0" feet;
7.	An Exception is hereby granted to reduce the minimum required parking for Lot 3 and Lot 4 from two spaces to one space per lot and to allow two parking spaces to be provided on the Common Area Lot contingent upon a parking agreement being recorded to secure the Common Area Lot for use by the owner(s) of Lot 3 and Lot 4. A copy of the recorded agreement shall be submitted with the Building Permit application.
8.	Upon submittal of a Building Permit, the proposed driveway location shall be moved to comply with the Infrastructure Design Criteria Manual or an Exception shall be obtained;
9.	Upon submittal of a Building Permit, the site plan shall be revised to show conforming water and sewer services;
10.	Upon submittal of a Building Permit, the applicant shall revise the construction plans to address redlined comments. The redlined plans shall be returned to Community Planning and Development Services;
11.	Upon submittal of a Building Permit, a grading and drainage plan shall be submitted for review and approval;
12.	Prior to issuance of a Building Permit, Development Engineering Plans shall be approved;
13.	Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved; and,
14.	The Final Planned Development Overlay shall allow for a five unit townhome development and a Common Area Lot. Permitted uses within the Medium Density Residential District 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)	
Case # 16PD058	Final Planned Development Overlay to create a townhome development
Companion Case(s) #	16PL121 – Preliminary Subdivision Plan to create 5 lots and a Common Area Lot
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.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development;
6.	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,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.