



Rapid City Planning Commission

Final Planned Development Overlay Project Report

January 26, 2017

Item #6
Applicant Request(s)
Case # 16PD061 – Final Planned Development Overlay to expand an assisted living facility
Companion Case(s) N/A

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

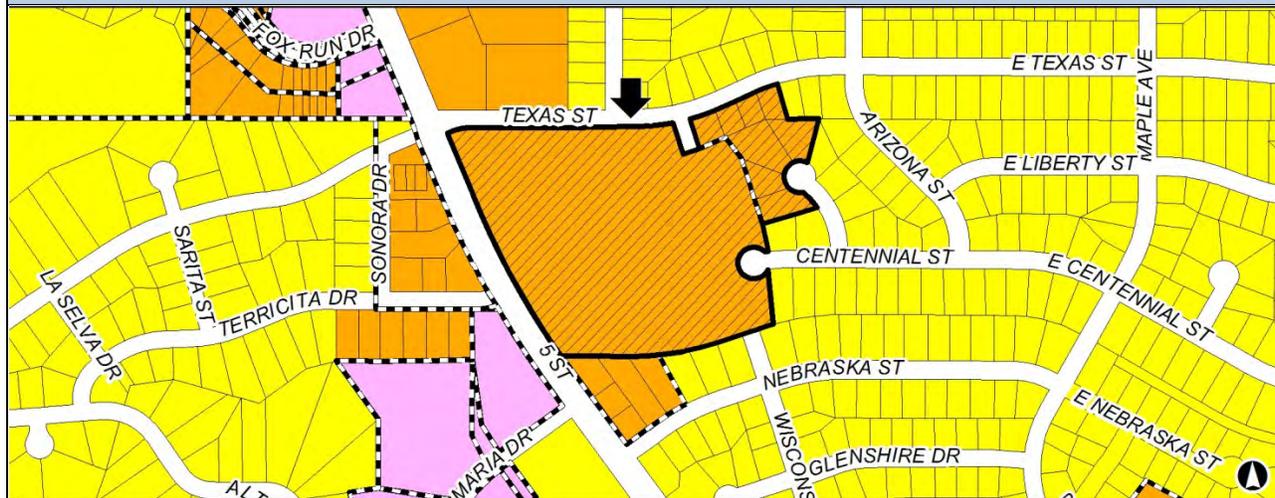
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to expand an assisted living facility by constructing a 53,468 square foot building with first level parking and one story of assisted living with a total of 44 assisted living suites. The proposed first level parking will consist of 100 parking spaces. The proposed parking lot along Texas Street will add another 33 parking spaces. On August 25, 2016, an Initial Planned Development Overlay (File #16PD012) was approved for a three phase assisted living expansion. The proposed 44 unit assisted living facility is Phase II. Concerns included screening along Texas Street, maintaining the residential character of the neighborhood, and a providing a master drainage plan.</p>	
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	
Address/Location	255 Texas Street
Neighborhood	South Robbinsdale
Subdivision	Robbinsdale #7
Land Area	18.01 acres
Existing Buildings	Approximately 211,779 square feet
Topography	Slopes from the west to the east and south
Access	Texas Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year and 500-year floodplain on the south side of the property

Subject Property and Adjacent Property Designations

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

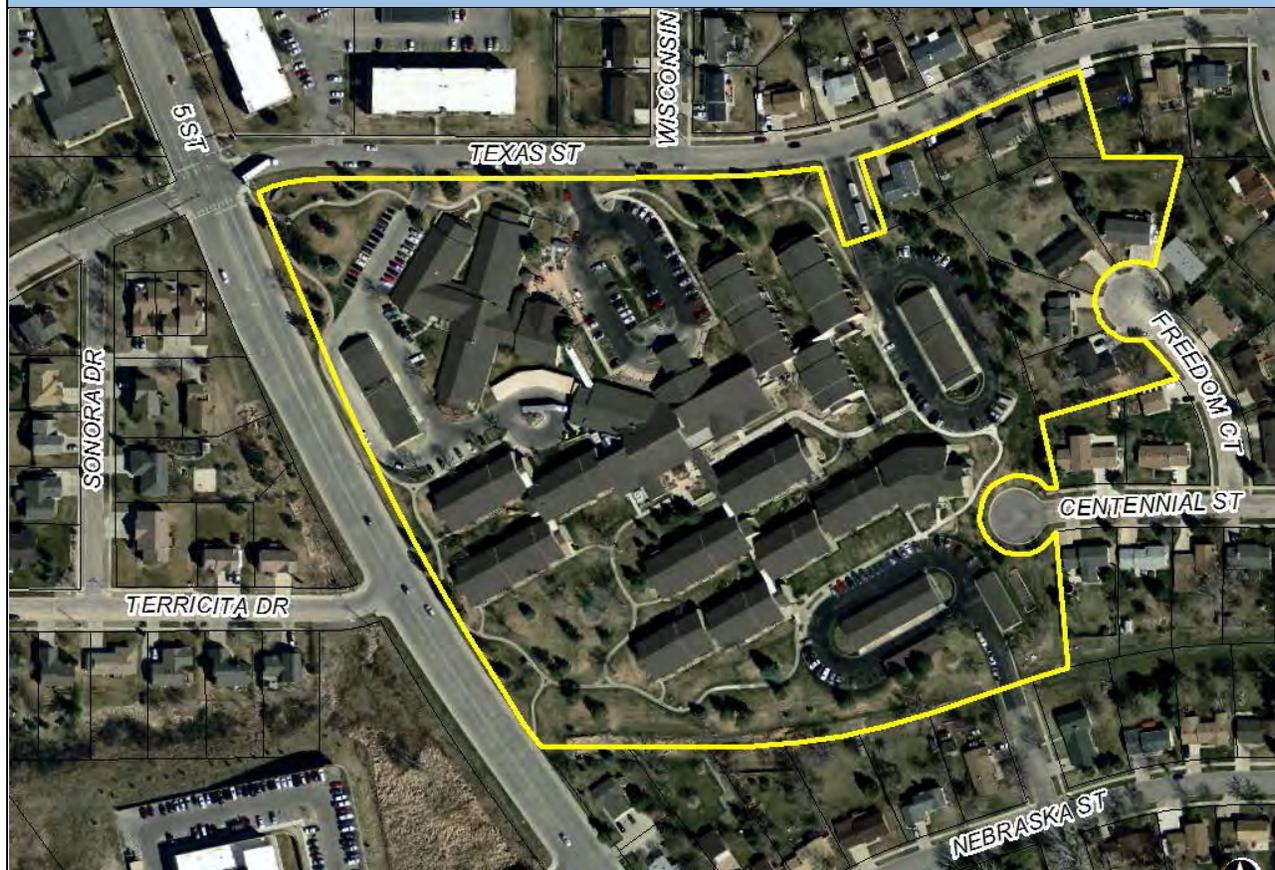
Zoning Map



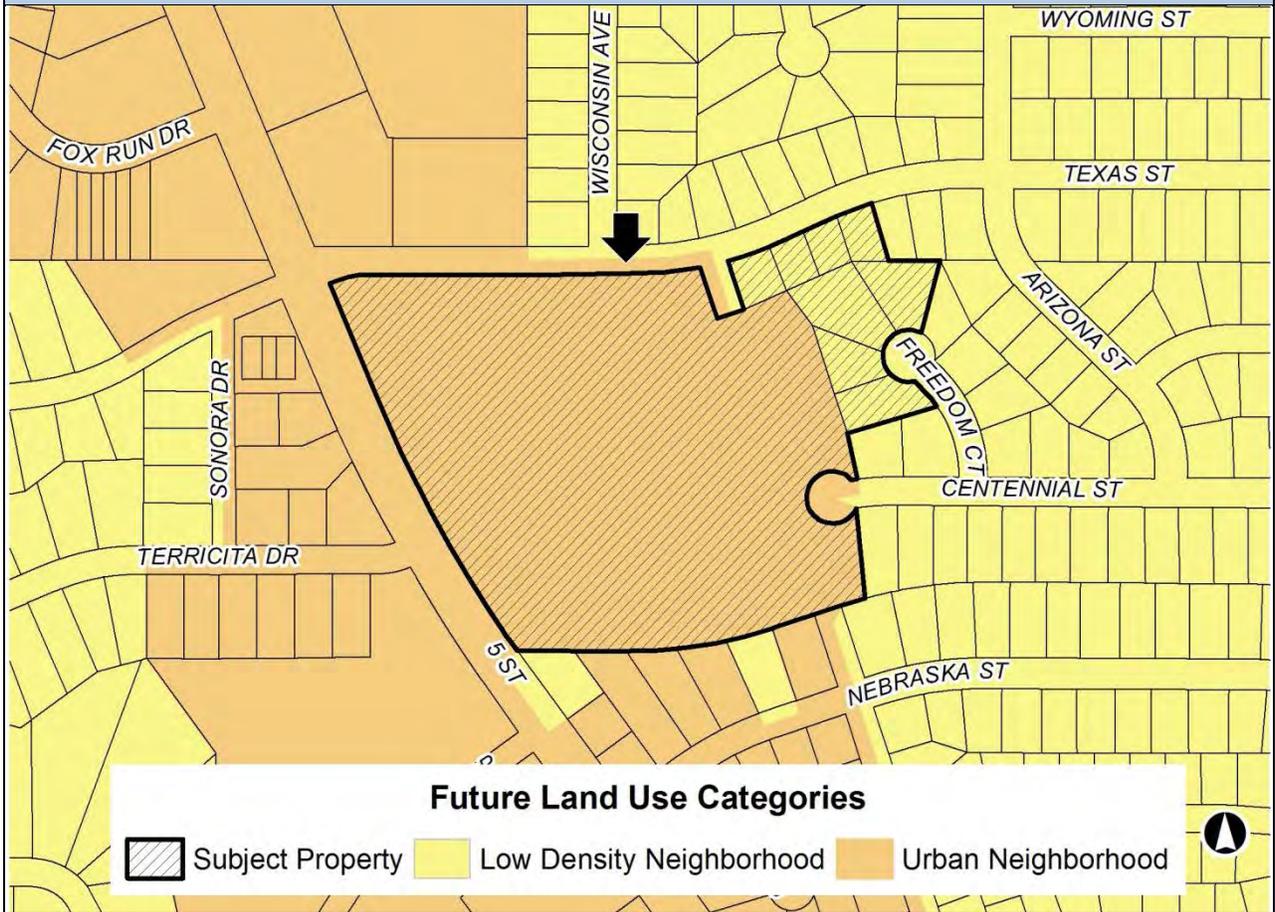
Rapid City Zoning

- Subject Property
- Planned Development
- Low Density Residential-1
- Medium Density Residential
- Low Density Residential-2
- Office Commercial
- Planned Development Designation

Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PD037	08/25/2016	Final Planned Development Overlay to construct additional parking	Approved
16PD012	04/07/2016	Initial Planned Development Overlay to expand an assisted living facility	Approved
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	784,516 square feet
Lot Width		N/A	N/A
Maximum Building Heights		3 stories or 35 feet	Proposed 35 feet
Maximum Density		35%	27%
Minimum Building Setback:			
• Front		25 feet	102 feet
• Rear		8 feet or 12 feet	70 feet
• Side		8 feet or 12 feet	45 feet
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		137,746	202,630
• # of landscape islands		1	1
Minimum Parking Requirements:			
• # of parking spaces		280	318
• # of ADA spaces		7	9
Signage		As per Chapter 17.50.080(S)3.a	A ground sign located along Texas Street adjacent to the proposed assisted living facility expansion
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 18.01 acres of land zoned Medium Density Residential District with an approved Initial Planned Development Overlay. The applicant is proposing to construct Phase II of a three phase assisted living facility expansion. Phase I was the construction of additional parking which has recently been constructed. Future Phase III will require a Major Amendment to the Planned Development and includes the construction of 6 duplexes.
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. The property is zoned Medium Density Residential District and an assisted living center is a permitted use. The Final Planned Development Overlay is required because there are multiple primary structures.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the	As noted above, the applicant is not requesting any Exceptions.

<p>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 permitted use in the Medium Density Residential District. The proposed expansion is Phase II of a three phase development.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The Initial Planned Development stipulated that a Master Drainage Plan be submitted for review and approval. The applicant has submitted a complete stormwater drainage master plan. Stormwater is proposed to be managed in an underground stormwater detention facility. The existing campus has a storm sewer network that captures surface drainage and some roof drains. This network has two discharge locations, one in the Centennial Court cul-de-sac and one to the existing twin 36-inch culverts under Wisconsin Avenue within the major drainage easement. A new storm sewer network will accommodate the expansion, including roof drains. This system will also intercept the two existing outfalls and route them to the detention facility. Flow rates from the detention facility will be reduced to historic, pre-developed prairie grass values for the two, ten and one-hundred year storm events; complying with City Criteria. In addition, a stormwater treatment manhole will be located downstream of the detention facility outfall, which is designed to remove 80% of solids, fuels, oils and greases from the stormwater. The water will then be discharged into the major drainage easement on the south end of the property. The applicant is addressing both stormwater drainage from the existing development and the proposed assisted living facility expansion.</p> <p>The applicant has submitted elevation renderings of the proposed assisted living facility. The applicant has stated that the facility will be constructed with stone and lap siding with earth tones. The proposed structure will have a 107 foot setback from the front property line and a maximum height of 35 feet. The applicant is also proposing to maintain existing street trees and plant a robust variety of trees and shrubs to buffer the facility. The combination of setbacks, elevations, and landscaping will ensure that the proposed facility maintains and enhances the residential character of the neighborhood. Any change to the character of the proposed elevations will require a Major Amendment to the Planned Development.</p> <p>Another stipulation of approval of the Initial Planned Development was that a lighting plan be submitted demonstrating an adequate buffer between the proposed assisted living facility expansion and adjacent residential properties. The applicant has submitted a lighting plan showing LED parking lot lighting with shielding to ensure that the lighting does not cause a nuisance. In addition, the applicant is proposing to construct a three foot high fence in between the parking lot and Texas Street on the north side of the proposed development. A small retaining wall in front of the fencing will provide an area for additional plantings. The proposed fence will provide a buffer to the neighborhood and shield headlights in the parking lot. The</p>

	<p>additional screening and the proposed lighting is designed to mitigate any potential lighting nuisances and provide a buffer to adjacent residential properties.</p> <p>The applicant has indicated that during the construction of the proposed assisted living facility, three off-site parking locations have been identified to alleviate parking congestion in the Texas Street area. The applicant has stated that the future residents of the assisted living facility expansion will not have vehicles. Once the parking structure has been constructed, construction crews will park in the 100 spaces inside the building. In addition, the applicant has indicated that residents will have the opportunity to put vehicles into storage to open up additional parking. The proposed parking plan will ensure that congestion in the area will be alleviated during construction and with the future residents in place.</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:	As noted above, the applicant is not requesting any Exceptions.

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	Mix of Housing Types: The proposed assisted living expansion of Westhills Village includes 44 suites. Future Phase III will include the construction of six duplex dwellings.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The proposed assisted living expansion provides housing for a special population along the 5 th Street corridor accessible to Rapid City Regional Hospital.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.3C	Nearby Housing: As noted above, the future proposed expansion of the Westhills Village Retirement Community provides housing for a special population with close accessibility to Rapid City Regional Hospital.
 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. The proposed expansion of the Westhills Village Retirement Community will provide an additional buffer between the single-family neighborhoods to the east and the 5 th Street corridor.

 Economic Stability and Growth	
EC-3.2D	Residential Development in Existing Infrastructure and Service Areas: Westhills Village is located along a Principal Arterial Street accessible to Rapid City Regional Hospital and other service providers.
 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 expand the existing 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.

Findings	
<p>Staff has reviewed the Final Planned Development Overlay to expand an assisted living facility 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 to expand an assisted living facility provides housing for a special population that is located along 5th Street and accessible to Rapid City Regional Hospital and other social services. The applicant is proposing a robust landscaping plan that in combination with the proposed setbacks and the submitted elevations, demonstrate that the future building will enhance the residential character of the neighborhood. The master drainage plan shows that flow rates from the detention facility will be reduced to historic, pre-developed prairie grass values. In addition, the applicant has included a parking plan during the construction of the assisted living facility that will ensure that parking congestion is alleviated. Staff recommends that the Final Planned Development Overlay be approved with the stipulations as noted below.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to expand an assisted living facility be approved with the following stipulations:	
1.	A minimum of 202,630 landscape points shall be provided as shown on the approved landscape plan;
2.	Any change to the character of the proposed elevations shall require the review and approval of a Major Amendment to the Planned Development;

3.	Any change to the character of the proposed parking lot screening shall require the review and approval of a Major Amendment to the Planned Development;
4.	Upon submittal of a Building Permit, the sewer and water services for the single-family lots shall be shown on the plans to be abandoned per City Standards;
5.	Upon submittal of a Building Permit, a Geotechnical Report including pavement section recommendations shall be submitted for review and approval;
6.	Prior to issuance of a Building Permit, all conflicting utility and drainage easements shall be vacated;
7.	Prior to issuance of a Building Permit, a Lot Line Consolidation Plat or a Developmental Lot Agreement shall be submitted for review and approval;
8.	Prior to issuance of a Building Permit, a Floodplain Development Permit shall be submitted for review and approval;
9.	Prior to issuance of a Certificate of Occupancy, the property owner shall enter into a covenant agreement with the City for maintenance of the proposed underground stormwater detention facility and stormwater quality manhole;
10.	The stormwater drainage shall be constructed as designed in the Master Drainage Plan;
11.	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 Final Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
12.	This Final Planned Development Overlay shall allow for the expansion of an assisted living facility. Permitted uses within the Medium Density Residential 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)	
Case # 16PD061	Final Planned Development Overlay to expand an assisted living facility
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 Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development;
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.