



# Rapid City Planning Commission

## Planned Development Project Report

February 23, 2017

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| <b>Item 5</b>   |
| <b>Applicant Request(s)</b>                                     |
| Case # 17PD002, a Revocation of an existing Planned Development |
| Companion Case(s) #: N/A  |

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| <b>Development Review Team Recommendation(s)</b>  |
| The Development Review Team recommends that the request to revoke the existing Planned Development Designation and Planned Development on the property be approved. |

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| <b>Project Summary Brief</b> |
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**Update 2/23/17. This item was continued from the February 9, 2017 Planning Commission meeting to allow publication requirements to be met. Please note that no other part of this report has changed.** The applicant has submitted a request for the revocation of an existing Planned Development Designation and an Initial and Final Planned Development located on approximately 40.39 acres of land zoned Low Density Residential District. On March 9, 2006, a Planned Development Designation was approved for a portion of the subject property. On July 27, 2006, the Planning Commission approved an Initial and Final Planned Development on additional portions of the subject property. The property was subdivided into 33 single-family residential lots and the property owner has indicated that all future development of the site will comply with the zoning requirements of the Low Density Residential District. As a result, the existing Planned Development and Planned Development Designation located on the property are unnecessary, as the intent of the Planned Development is to allow for unique development that cannot meet the underlying requirements of the zoning district. As such, the applicant has requested that the existing Planned Development and Designation located on the property be revoked in order to allow development in compliance with the Rapid City Municipal Code to proceed.

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| <b>Development Review Team Contacts</b> |
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| Applicant: Pat Tlustos for PLM Development, LLC            | Planner: Robert Laroco           |
| Property Owner: PLM Development, LLC                       | Engineer: Dan Kools              |
| Architect: N/A   | Fire District: Tim Behlings      |
| Engineer: N/A  | School District: Kumar Veluswamy |
| Surveyor: Fisk Land Surveying & Consulting Engineers, Inc. | Water/Sewer: Dan Kools           |
| Other:   | DOT: Stacy Bartlett              |

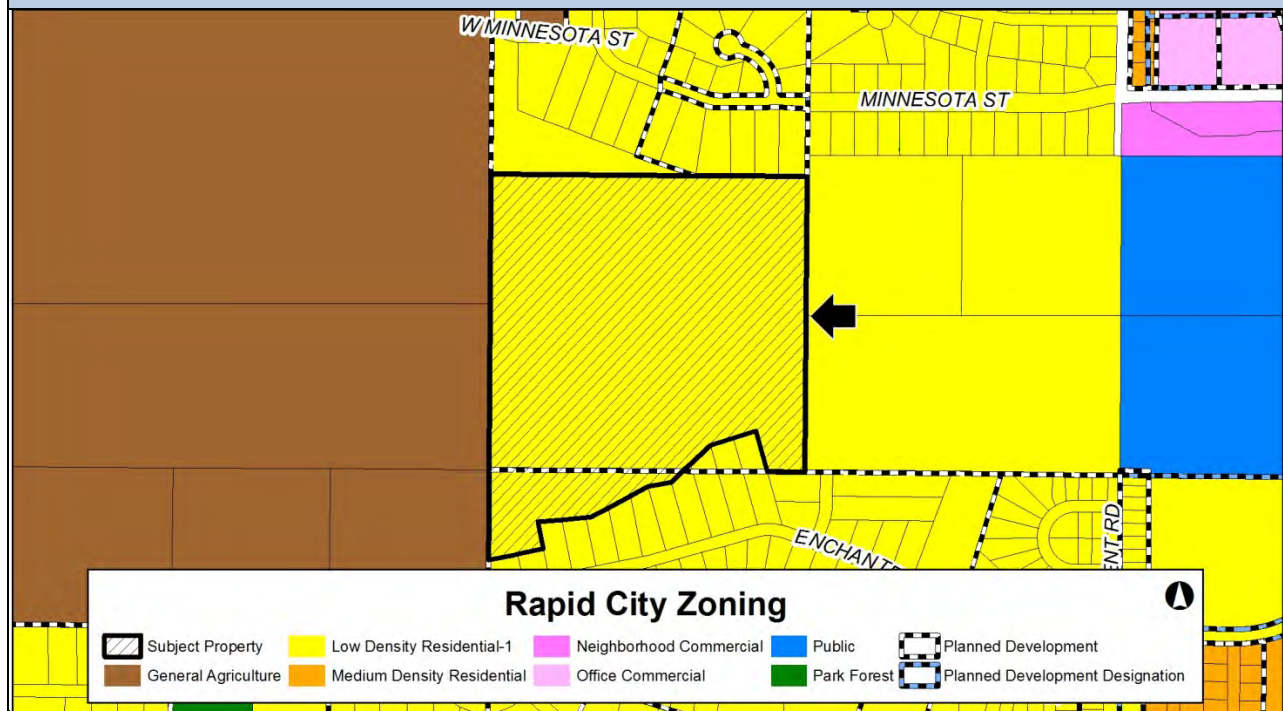
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| <b>Subject Property Information</b> |
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| Address/Location      | Approximately 2,000 feet west of 5 <sup>th</sup> Street, between Minnesota Street and Enchanted Pines Drive |
| Neighborhood          | U.S. Highway 16 Neighborhood  |
| Subdivision           | PLM #2 Subdivision  |
| Land Area             | Approximately 40.39 acres   |
| Existing Buildings    | No structural development   |
| Topography            | Tree and grass-covered hills and valleys  |
| Access                | proposed Stumer Road and proposed Ranchester Road   |
| Water Provider        | Rapid City  |
| Sewer Provider        | Rapid City  |
| Electric/Gas Provider | Black Hills Power/ Montana Dakota Utilities   |
| Floodplain            | None identified   |
| Other                 |   |

### Subject Property and Adjacent Property Designations

|                  | Existing Zoning | Comprehensive Plan | Existing Land Use(s)                    |
|------------------|-----------------|--------------------|---|
| Subject Property | LDR             | LDN                | None. Proposed single family residences |
| Adjacent North   | LDR             | LDN                | Single family residences                |
| Adjacent South   | LDR             | LDN                | Single family residences                |
| Adjacent East    | LDR             | LDN, Public        | None                                    |
| Adjacent West    | GAD             | LDN                | None                                    |

### Zoning Map

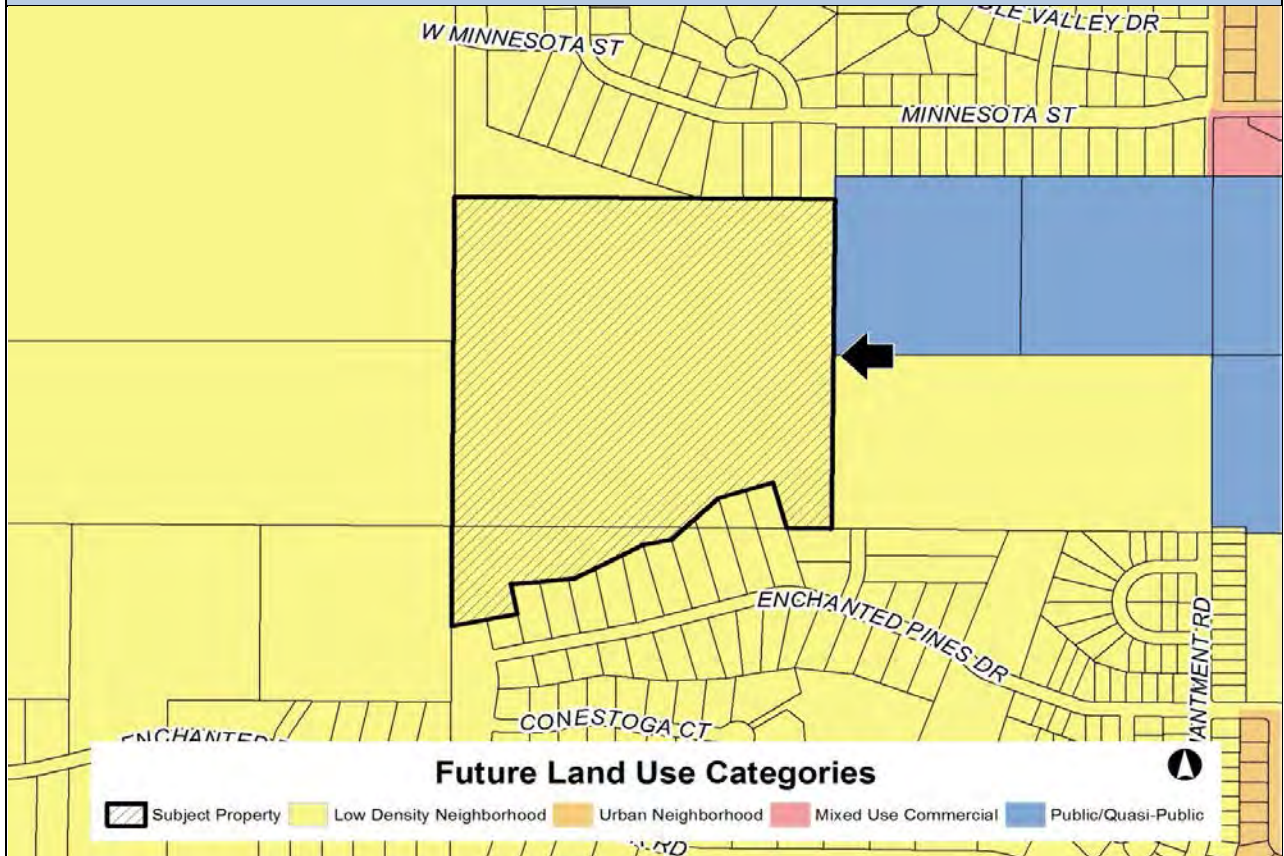


### Existing Land Uses

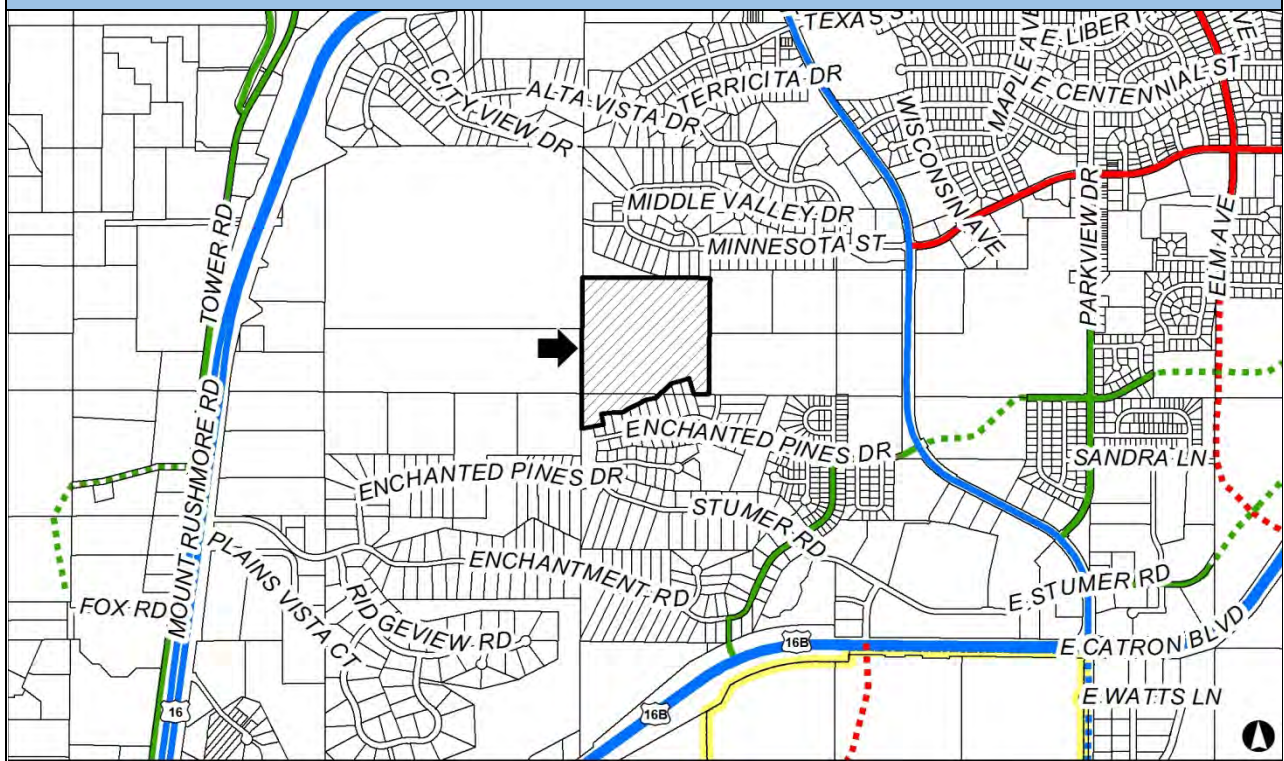




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



| Relevant Case History                |  |  |                              |
|--------------------------------------|--|--|------------------------------|
| Case/File#                           | Date   | Request  | Action                       |
| 06PD009                              | 03/09/06   | Planned Development Designation                    | Staff approved               |
| 06PD038                              | 07/27/06   | Initial and Final Planned Development              | Planning Commission approved |
| Relevant Zoning District Regulations |  |  |                              |
| Low Density Residential District     | Required   | Proposed/Existing                                  |                              |
| Lot Area                             | Minimum 6,500 sq ft                                | Minimum 6,500 sq ft                                |                              |
| Lot Frontage                         | Minimum 50 ft                                      | Minimum 50 ft                                      |                              |
| Maximum Building Heights             | 2 ½ stories, 35 ft                                 | 2 ½ stories, 35 ft                                 |                              |
| Maximum Density                      | 30%  | 30%  |                              |
| Minimum Building Setback:            |  |  |                              |
| • Front                              | 20 ft to Stumer Rd and Ranchester St.              | 20 ft to Stumer Rd. and Ranchester St.             |                              |
| • Rear                               | 25 ft for primary structures                       | 25 ft for primary structures                       |                              |
| • Side                               | 8 ft for single story, 12 ft for 2 stories or more | 8 ft for single story, 12 ft for 2 stories or more |                              |
| • Street Side                        | 20 ft.   | 20 ft  |                              |
| Minimum Landscape Requirements:      |  |  |                              |
| • # of landscape points              | N/A  | N/A  |                              |
| • # of landscape islands             | N/A  | N/A  |                              |
| Minimum Parking Requirements:        |  |  |                              |
| • # of parking spaces                | 2.0/ dwelling unit                                 | 2.0/ dwelling unit                                 |                              |
| • # of ADA spaces                    | N/A  | N/A  |                              |
| Signage                              | Per RCMC   | Per RCMC   |                              |
| Fencing                              | Per RCMC   | Per RCMC   |                              |

**The Development Review Team Recommends that the request for revocation of Planned Development be approved for the following reasons:**

- Pursuant to Rapid City Municipal Code Chapter 17.50.050.B, the intent of the Planned Development Overlay is to permit greater flexibility and promote development that is more economically efficient while being compatible with adjacent land uses. It is further intended to allow deviations from the minimum, maximum, or location criteria of the underlying zoning district standards; to simplify and enhance development review and approval processes; to promote compatibility with adjacent land uses and public facilities; and to provide optional methods of land development and encourage imaginative design. The applicant has recently subdivided the property into 33 single-family residential lots and has noted that no Exceptions to the Low Density Residential District are proposed for the development of the lots. Based on the underlying zoning of the property, the recent subdivision of the site for single-family residential lots, the character of surrounding neighborhood as single-family residential development, and the intent of the developer to meet all zoning requirements for the property, a Planned Development is unnecessary.
- The Rapid City Zoning Diagnosis included as a part of the Rapid City Comprehensive Plan notes that the Planned Unit Development (PUD) and the Planned Development Overlay (PD) are identified as methods for providing flexibility for projects which would otherwise not be permitted through conventional zoning classifications. While the Planned Development should be used to encourage mixed-use development or to accomplish City objectives, the Zoning Diagnosis notes that the Planned Development should not be used as the primary means of accommodating new development in compliance with the Rapid City Municipal Code. In addition, the Planned Development has the potential to result in an unpredictable and lengthy approval process. Based on the intent of the Planned Development Overlay, as well as the intended development of the property with single-family residential uses in

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|  | compliance with the requirements of the Rapid City Municipal Code, the Planned Development is not the appropriate development tool for this site. |
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**Staff recommends that the requested revocation of Planned Development be approved.**