



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

March 9, 2017

Item #15
Applicant Request(s)
Case # 17PD007 – Initial Planned Development Overlay to allow a residential development Companion Case(s) 17PL013 – Preliminary Subdivision Plan to create 28 lots; 17RZ004 – Rezoning from No Use District to Low Density Residential District; 17AN002 – Annexation request which includes the subject property

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

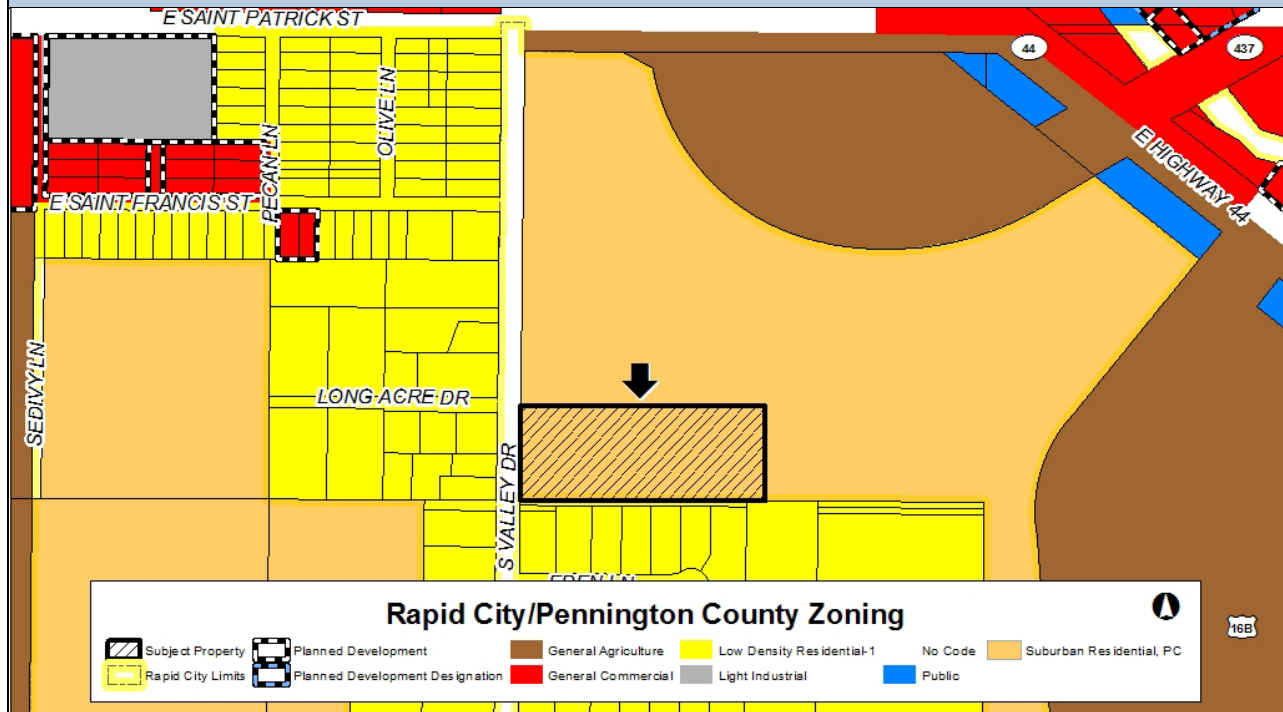
Project Summary Brief	
The applicant has submitted an Initial Planned Development Overlay to allow a 28 lot single-family residential development with Exceptions. The applicant has also submitted a Preliminary Subdivision Plan (File #17PL013) to create 28 residential lots. The proposed lots are a phased development to be known as the Johnson Ranch Subdivision which includes a total of 48.84 acres. The applicant is requesting the following Exceptions: to reduce the minimum lot width from 50 feet to 46 feet; to reduce the minimum required side yard setback from 8 feet to 4 feet; to increase the maximum allowed lot coverage from 30% to 37%; and, to reduce the minimum required lot size from 6,500 square feet to 4,922 square feet.	
Applicant Information	Development Review Team Contacts
Applicant: BH Capital LLC	Planner: Fletcher Lacock
Property Owner: BH Capital LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 240 feet north of the intersection of S. Valley Drive and Eden Lane
Neighborhood	Southeast Connector
Subdivision	Proposed Johnson Ranch
Land Area	4.27 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	South Valley Drive
Water / Sewer	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	Federally designated 500-year floodplain protected by levee

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	County SRD	LDN	Void of structural development
Adjacent North	County SRD	LDN	Void of structural development
Adjacent South	LDR	LDN	Single-family dwellings
Adjacent East	County SRD	LDN	Void of structural development
Adjacent West	LDR	LDN	Single-family dwellings

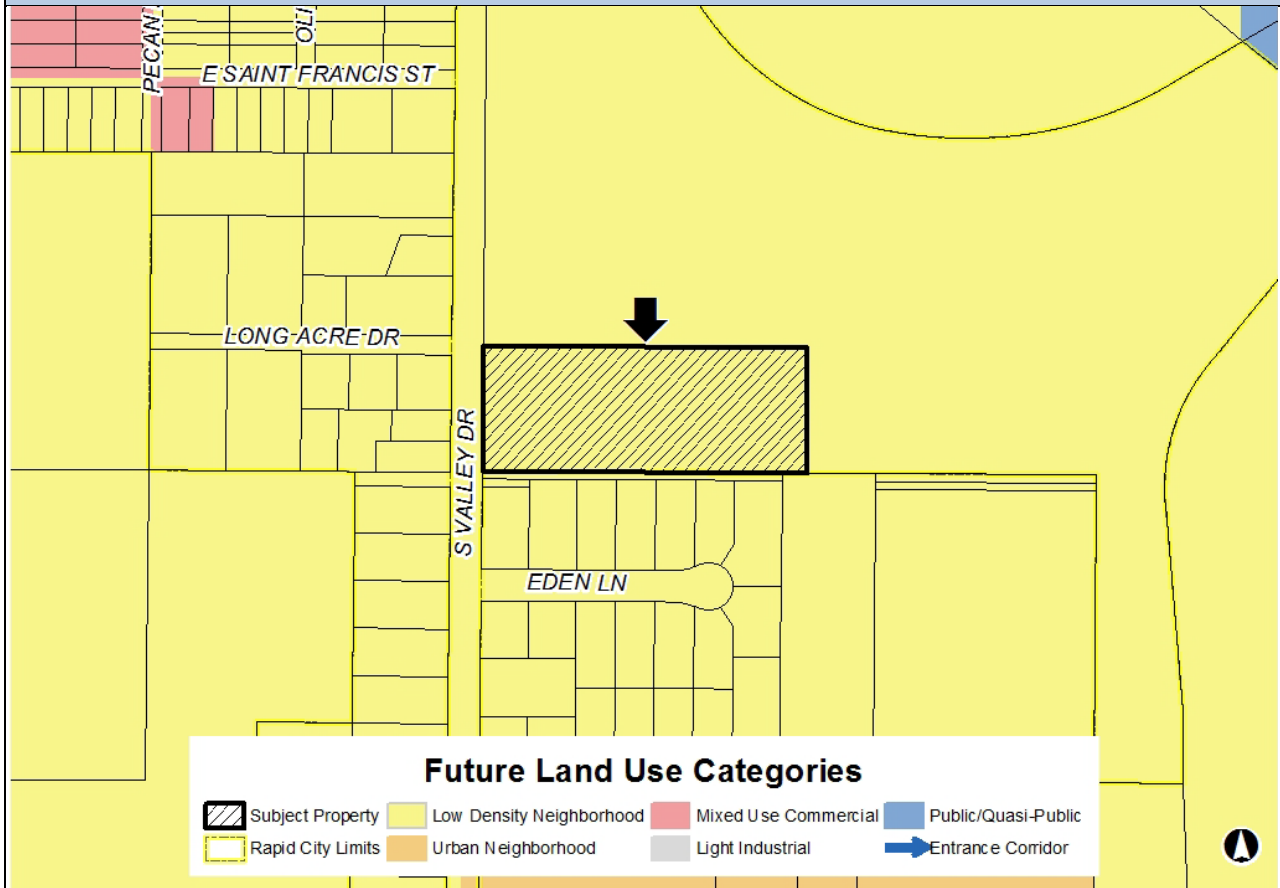
Zoning Map



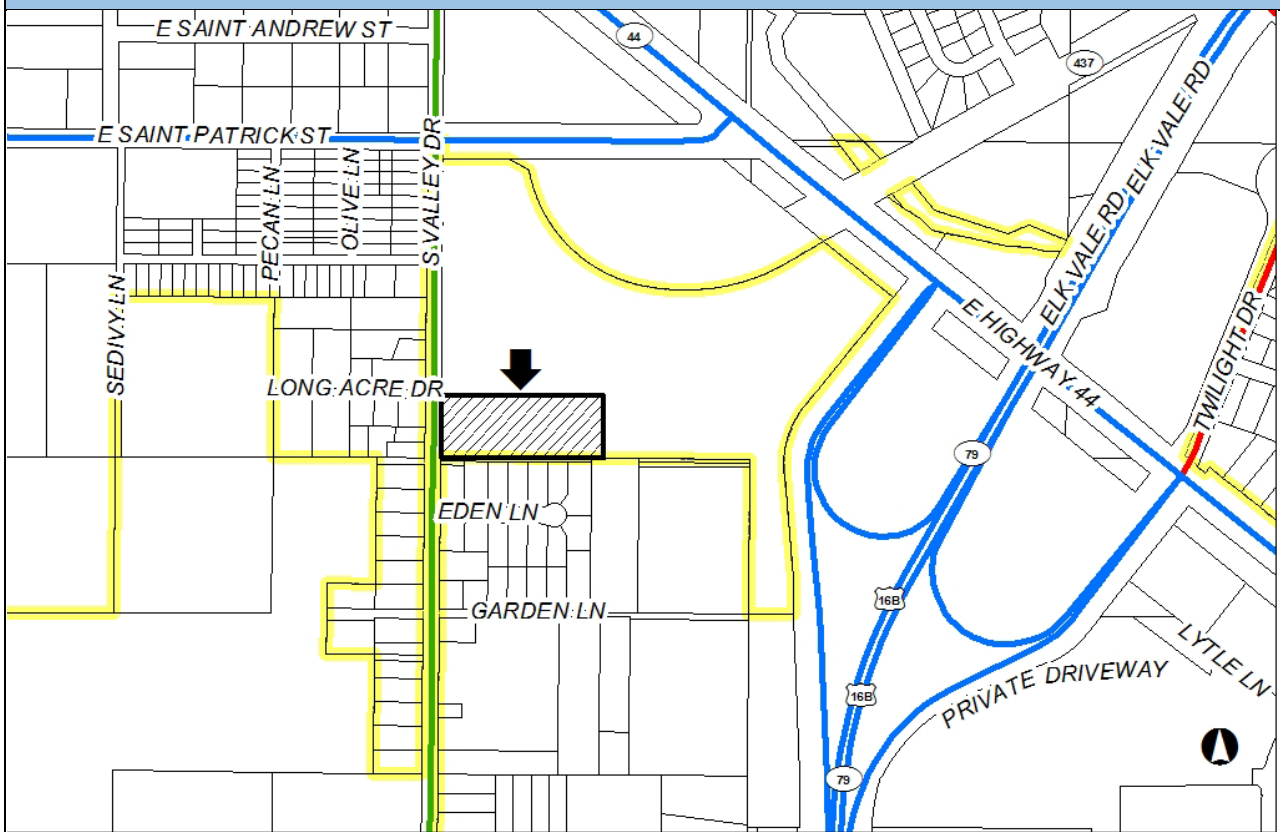
Existing Land Uses



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			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Requesting an Exception to reduce the minimum lot size to 4,922 square feet	
Lot Width	50 feet	Requesting an Exception to reduce the lot width to 46 feet	
Maximum Building Heights	2.5 stories or 35 feet	Proposed one-story	
Maximum Density	30%	Requesting an Exception to increase lot coverage to 37%	
Minimum Building Setback:			
• Front	20 feet	20 feet	
• Rear	25 feet	25 feet	
• Side	8 feet or 12 feet	Requesting an Exception to reduce the side yard setbacks to 4 feet	
• Street Side	25 feet	25 feet	
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 Initial 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 4.16 acres of land. The applicant has also submitted an Annexation request (File #17AN002), a Rezoning request (File #17RZ004) to change the zoning designation from No Use District to Low Density Residential District, and a Preliminary Subdivision Plan (File #17PL013) to create 28 residential lots.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is proposing to annex and rezone the subject property to Low Density Residential District. Single-family dwellings are identified as a permitted use in the district.
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:	The applicant has stated that the intent of the Johnson Ranch Subdivision is to provide a mixed-use residential / commercial development with a mix of multi-family and single-family dwellings. This Initial Planned Development is to allow 28 single-family dwellings. A Preliminary Subdivision Plan application (File #17PL013) has also been submitted to create 28 residential lots. The applicant has indicated that the intent of the development is to provide affordable and safe workforce housing. In order to increase

	<p>density, the applicant is requesting four Exceptions to the land area requirements of the Low Density Residential District as follows:</p> <p>To reduce the minimum lot width from 50 feet to 46 feet for 26 of the 28 lots; a reduction in the minimum required lot size from 6,500 square feet to 4,992 square feet for 26 of the 28 lots; a reduction in the minimum required side yard setback from 8 feet to 4 feet; and, an increase in the maximum allowed lot coverage from 30% to 37%. The applicant is proposing to fire sprinkler protect the proposed single-family dwellings. In addition, the Master Plan identifies a community park to be constructed with a future phase of development. The Fire Department has indicated approval of the reduced side yard setbacks contingent upon residential fire sprinkler protection being provided in each of the residences. The Parks and Recreation Department is working with the applicant to take over maintenance and ownership of the community park. To enable the construction of safe and affordable workforce housing, staff recommends that the Exceptions be granted contingent upon the installation of fire sprinkler protection systems and the creation of a community park.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The applicant has submitted a Rezoning request (File #17RZ004) to change the zoning designation from No Use District to Low Density Residential District. A single-family dwelling is a permitted use in the Low Density Residential District.
5. Any adverse impacts will be reasonably mitigated:	The applicant is proposing to install fire sprinkler protection systems in the proposed dwellings to mitigate any danger in having smaller lots with a 4 foot side yard setback. As such, staff recommends that the above requested Exceptions be granted contingent upon the dwellings being fire sprinkler protected. The applicant should be aware that prior to issuance of a Building Permit, a Final Plat and a Final Planned Development Overlay must be submitted for review and approval.
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 applicant has indicated that the proposed single-family development is intended for safe and affordable workforce housing. The reduced lot size increases the number of dwellings that can be constructed on the subject property from 21 units to 26 units. The applicant is intending to offset the increase in density by installing fire sprinkler protection systems in each dwelling and providing a community park.

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 property is located adjacent to the established City limits and discourages leapfrog development outside of City service boundaries.
BPG-2.1A	Service Provider Coordination: The property is located within the Rapid Valley Sanitary District (RVSD) service area. The applicant should continue to

	coordinate with RVSD on the extension of utility services.
BPG-3.1A	Balanced Uses: The proposed Johnson Ranch development includes a mix of residential and commercial uses. The Master Plan identifies a community park to be created with the next phase of development. The requested Exceptions should be granted contingent upon the creation of the community park.
BPG-3.2A	Mix of Housing Types: The proposed Johnson Ranch Subdivision will include a mix of multi-family and single-family residential.
	A Vibrant, Livable Community
LC-2.1C	Variety of Housing Types: Though the proposed Johnson Ranch Subdivision will include a mix of residential types; it appears that the applicant is not proposing to create a variety of housing types for the single-family portion of the development. The applicant has submitted elevations and floor plans that show only one style of unit with front loading attached garages. Though the Comprehensive Plan supports a variety of housing types, the Zoning Ordinance does not require design standards for dwellings. Staff suggests that the applicant explore different layouts that would provide architectural diversity within the neighborhood. A Final Planned Development Overlay must be submitted prior to issuance of a Building Permit.
LC-2.1D	Neighborhood Character: As noted above, the applicant has indicated that the 28 single-family dwellings will not have a wide variety of floor plans or designs. In addition, the elevations and site plans show that the garage is emphasized. Staff suggests that the applicant explore different floorplans to provide a wider variety of housing options to enhance the character of the neighborhood.
LC-5.2B	Reduce Barriers: The proposed Johnson Ranch development supports the goal of providing a mix of uses and investment within underutilized corridors.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The future street will be accessed from South Valley Drive which is identified as a Collector Street on the City's Major Street Plan. The applicant is currently working with the City to determine the improvements needed along the street as it abuts the Johnson Ranch Subdivision.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
RC-1.1B	Parks Planning: The Master Plan identifies the creation of a future community park with an associated parking lot. Staff recommends that the requested Exceptions be granted contingent upon the creation of the community park with the next phase of development.
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial 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):	Low Density Neighborhood
Design Standards:	
GDP-N4	Parks and Recreation: As noted above, the Exceptions should be granted contingent upon the creation of the community park with the next phase of development.
GDP-N1	Mix of Housing Types: The proposed Johnson Ranch development will include a mix of residential and commercial uses. In addition, the Master Plan identifies a mix of single and multi-family housing.
SDP-N4	Garage Placement: The sample site plan and elevation submitted with the Initial Planned Development Overlay application identifies a single dwelling type and style with prominent garage placement which does not support the goal to de-emphasize the prominence of garages. Though an elevation is not required with a Final Planned Development Overlay application and there are no design standards for single-family dwellings; staff suggests that the applicant explore a more diverse housing layout or mix of layouts to enhance the future neighborhood character.
SDP-N5	Varied Neighborhood Character: As noted above, the applicant has only submitted one site plan and elevation drawing which does not indicate a wide variety of housing. The Comprehensive Plan encourages the diversification of architectural types and styles to help distinguish neighborhoods.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1D	Mixed-Use Development: The proposed Johnson Ranch development includes a mix of single-family and multi-family residential uses and commercial uses. The proposed development supports the goal of revitalization along East Saint Patrick Street on the periphery of a Community Activity Center located to the northeast.
SEC-NA1.1G	Residential Growth: The proposed single-family development supports the goal of encouraging residential growth west of Reservoir Road.

Findings
<p>Staff has reviewed the Initial Planned Development Overlay to allow a residential 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 Johnson Ranch Subdivision supports the goal of a mix of residential and commercial development adjacent to a revitalization corridor on the periphery of a Community Activity Center. The proposed single-family development on the subject property supports the goal of residential growth within the City and west of Reservoir Road. In consideration of the Exceptions being requested, the applicant has indicated that all of the dwellings will be fire sprinkler protected and that a future phase of the development will include the creation of a community park. On February 28, 2017, the applicant held a neighborhood meeting with area residents to provide information regarding the Johnson Ranch Subdivision. The meeting was attended by approximately 30 area residents as well as representatives from the City. The applicant has provided a summary of the meeting which has been linked as an attachment to this item. The applicant should be aware that a Final Planned Development Overlay must be approved prior to issuance of a Building Permit. Staff recommends that the Initial Planned Development Overlay be approved in conjunction with the associated annexation request, Rezoning request, and Preliminary Subdivision Plan. In addition, the Exceptions granted should be approved contingent upon the structures being fire sprinkler protected and the future creation of the community park.</p>

Planning Commission Recommendation and Stipulations of Approval
Staff recommends that the Initial Planned Development Overlay to allow a residential development be approved with the following stipulations:

1.	Upon submittal of a Final Planned Development Overlay application, the applicant shall submit an agreement for recording at the Register of Deeds office ensuring that a residential fire sprinkler suppression system will be installed in each residence and that a community park will be created as shown on the applicant's Master Plan;
2.	The Initial Planned Development shall be approved in conjunction with the approval of the associated annexation request, Preliminary Subdivision Plan, and Rezoning request;
3.	An Exception is hereby granted to reduce the minimum required lot size from 6,500 square feet to 4,922 square feet contingent upon the structures being fire sprinkler protected and the creation of a community park;
4.	An Exception is hereby granted to reduce the minimum required side yard setback from 8 feet to 4 feet contingent upon the structures being fire sprinkler protected and the creation of a community park and contingent upon an Exception being granted with the associated plat reducing the required 8 foot wide minor drainage and utility easement to 4 feet;
5.	An Exception is hereby granted to increase the maximum allowed lot coverage from 30% to 37% contingent upon the structures being fire sprinkler protected and the creation of a community park;
6.	An Exception is hereby granted to reduce the minimum required lot width from 50 feet to 46 feet contingent upon the structures being fire sprinkler protected and the creation of a community park;
7.	Upon submittal of a Final Planned Development Overlay application, the site plan shall be revised to show standard curb and gutter or an Exception shall be obtained;
8.	Upon submittal of a Final Planned Development Overlay, a grading and drainage plan shall be submitted for review and approval;
9.	Prior to issuance of a Building Permit, a Final Plat shall be approved; and,
10.	This Initial Planned Development Overlay shall allow a single-family residential development in the Low Density Residential District. Prior to issuance of a Building Permit, a Final Planned Development Overlay shall be submitted for review and approval. Any conditional use shall require the review and approval of a Final Planned Development Overlay.



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 # 17PD007	Initial Planned Development Overlay to allow a residential development
Companion Case(s) #	17PL013 – Preliminary Subdivision Plan to create 28 lots
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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	A Floodplain Development Permit shall be obtained;
4.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
5.	All requirements of the currently adopted Building Code shall be met;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Major Amendment;
8.	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,
9.	All applicable provisions of the adopted International Fire Code shall continually be met.