



# Rapid City Planning Commission

## Final Planned Development Overlay Project Report

May 25, 2017

<b>Item #3</b>
<b>Applicant Request(s)</b>
Case # 17PD017 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

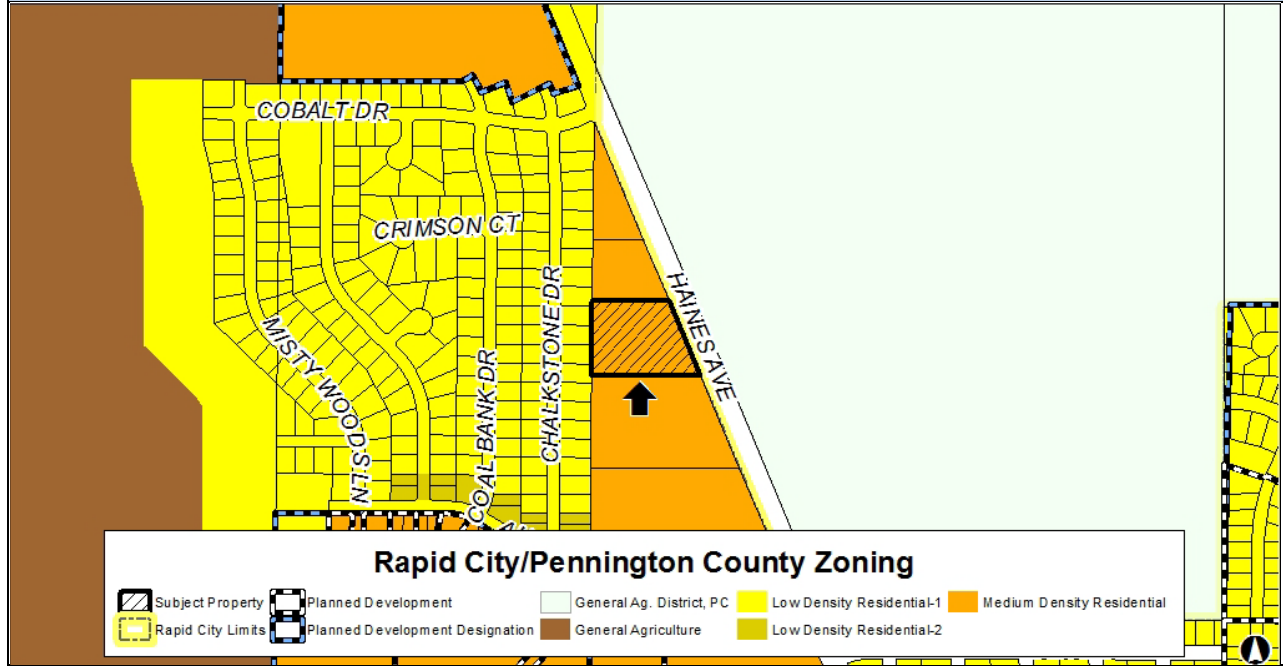
<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Final Planned Development be approved with the stipulations noted below.</b>

<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development Overlay to construct an apartment complex with four apartment buildings and four garages. In particular, the applicant is proposing to construct four three-story apartment buildings with a total of 48 apartment units and four garage structures with a total of 20 garage spaces. The applicant is not requesting any Exceptions to the land area regulations, parking, or landscaping. Please note, if the proposed apartment development consisted of one large building instead of four smaller buildings, a Planned Development would not be required, only a Building Permit.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Muth Holdings LLC	Planner: Fletcher Lacock
Property Owner: Muth Holdings LLC	Engineer: Nicole Lecy
Architect: Advanced Home Design, LLC	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Approximately 780 feet northwest of the intersection of Haines Avenue and Auburn drive
Neighborhood	Deadwood Avenue
Subdivision	Madison's Subdivision
Land Area	2.42 acres (103,650 square feet)
Existing Buildings	Void of structural development
Topography	Rises in elevation from east to west approximately 10 feet
Access	Haines Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	LDN – Entrance Corridor	Void of structural development
Adjacent North	MDR	LDN – Entrance Corridor	Single-family dwelling
Adjacent South	MDR	LDN – Entrance Corridor	Single-family dwelling
Adjacent East	County GA	LDN – Entrance Corridor	Single-family dwelling large lot
Adjacent West	LDR	LDN	Single-family dwellings

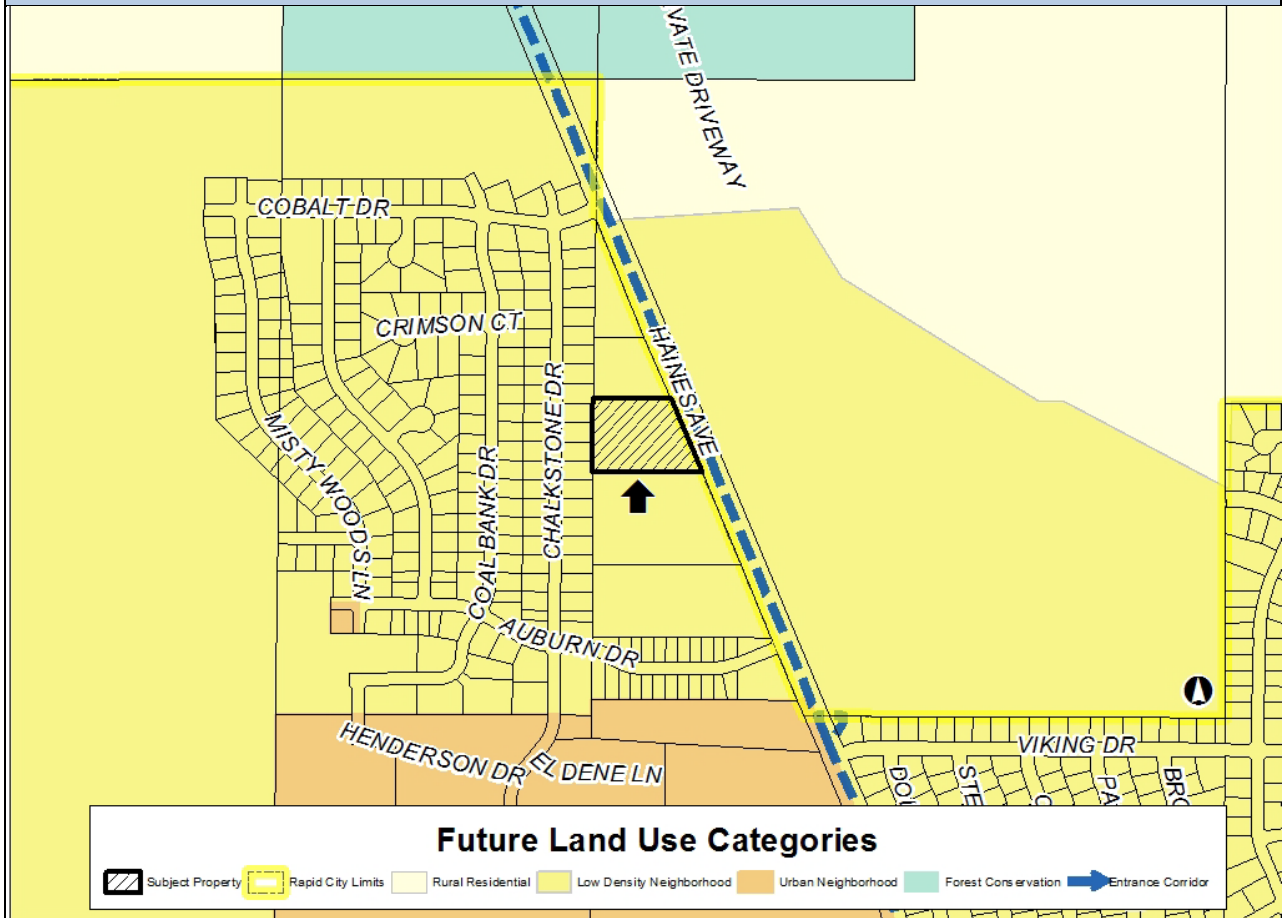
**Zoning Map**



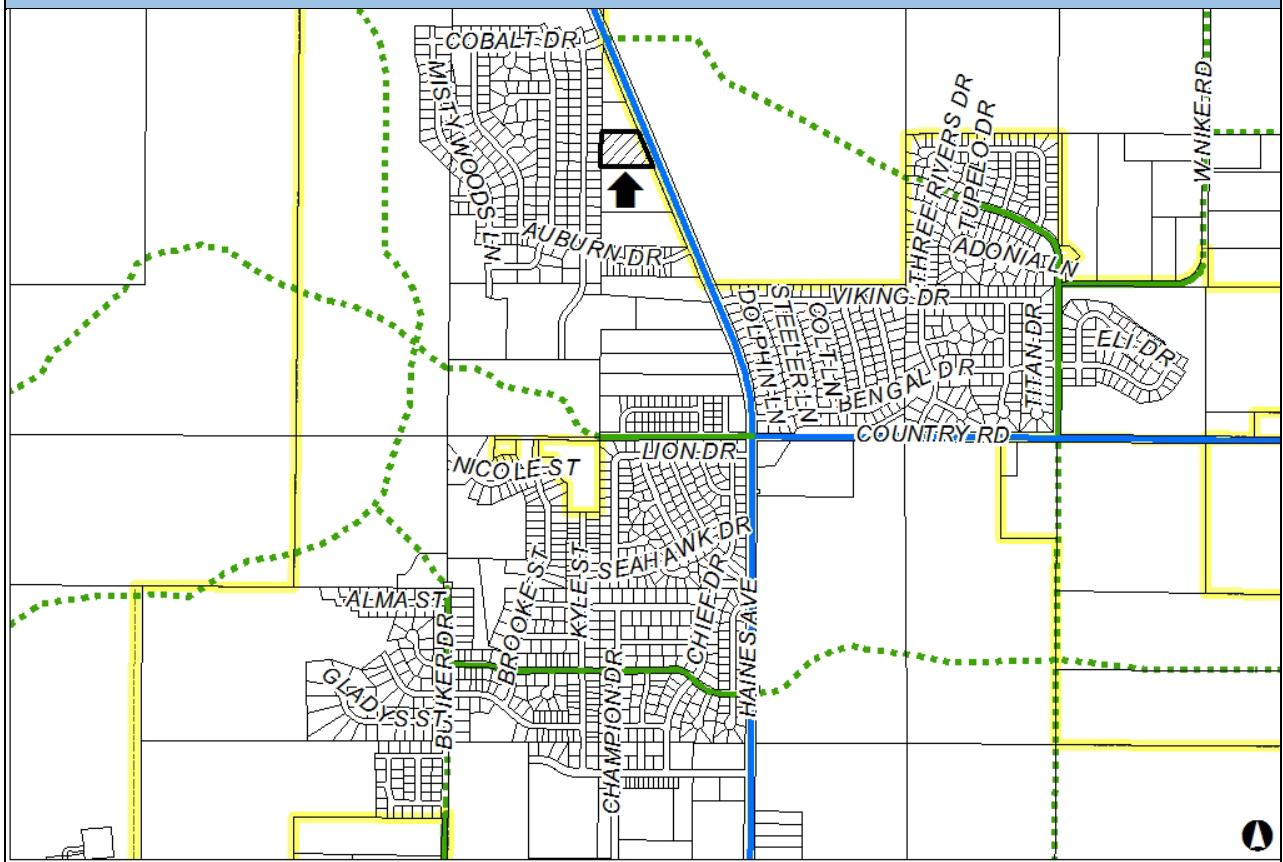
**Existing Land Uses**



### 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			
Medium Density Residential District	Required	Proposed	
Lot Area	77,000 square feet	103,650 square feet	
Lot Frontage / Width	100 feet	Approximately 337 feet	
Maximum Building Heights	3 stories or 35 feet	3 stories and 33.5 feet	
Maximum Density	30%	23%	
Minimum Building Setback:			
• Front	25 feet	30.8 feet	
• Rear	25 feet	34 feet	
• Side	12 feet	20 feet to the north and 20 feet to the south	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	79,362	80,063	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	72	84	
• # of ADA spaces	3 ADA with one being van accessible	4 ADA with one being van accessible	
Signage	32 square feet allowed per frontage	Site plan identifies one ground sign	
Fencing	None Required	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p><b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Final Planned Development Overlay:</b></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 approximately 2.42 acres in size. The applicant is proposing to construct an apartment complex with a total of 48 units. The applicant is also proposing to construct four detached garages for a total of 20 garage spaces. The property is zoned Medium Density Residential District. The proposed apartment complex requires approval of a Final Planned Development Overlay as there are multiple primary structures. Please note that the size of the lot would allow 66 apartment units contingent upon sufficient parking being provided.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As noted above, the property is zoned Medium Density Residential District. Multi-family dwellings are permitted 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 is not requesting any Exceptions to the land area regulations, parking, or landscaping. All requirements of the Rapid City Municipal Code and the Infrastructure Design Criteria Manual are being met.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in	The property is zoned Medium Density Residential District and multi-family dwellings are identified as a permitted use.

the same district are allowed:	
5. Any adverse impacts will be reasonably mitigated:	The applicant is proposing to construct four three-story apartment buildings and four garage structures. The applicant must address red-lined comments on the construction plans and return the plans to Community Planning and Development Services. In addition, a complete Drainage Report must be submitted for review and approval. Prior to issuance of a Building Permit, construction plans for water and sewer mains in Haines Avenue must be submitted and approved by the City. Prior to issuance of a Certificate of Occupancy, the water and sewer mains must be constructed and accepted by the City.
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 to the land area regulations, parking, or landscaping. All requirements of the Rapid City Municipal Code and the Infrastructure Design Criteria Manual are being met.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
 <b>A Balanced Pattern of Growth</b>	
BPG-3.2A	<b>Mix of Housing Types:</b> The proposed apartment complex increases the housing variety in the area which is developed with a mix of single-family dwellings, townhomes, and multi-family dwellings.
 <b>A Vibrant, Livable Community</b>	
LC-1.3B	<b>Entrance Corridor Coordination:</b> The applicant is proposing to construct public water and sewer mains in Haines Avenue to serve the proposed apartment complex.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	<b>Major Street Plan Integration:</b> Haines Avenue is identified as a Principal Arterial Street on the City’s Major Street Plan. The proposed apartment complex does not trigger a Traffic Impact Study.
 <b>Economic Stability and Growth</b>	
EC-1.2A	<b>Housing Stock:</b> The proposed apartment complex will expand the variety of housing available in the area. As noted above, Haines Avenue is identified as a Principal Arterial Street and an Entrance Corridor leading to downtown Rapid City. The proposed apartment complex meets the goal of providing housing accessible to employment areas.



### Outstanding Recreational and Cultural Opportunities

N/A



### Responsive, Accessible, and Effective Governance

GOV-2.1A	<b>Public Input Opportunities:</b> 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 Final Planned Development Overlay application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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### Comprehensive Plan Conformance – Growth and Reinvestment Chapter

<b>Future Land Use Plan Designation(s):</b>	Low Density Neighborhood – Entrance Corridor
<b>Design Standards:</b>	
GDP-GEC7	<b>Signage:</b> The applicant should be aware that Haines Avenue is identified as an Entrance Corridor which supports limiting new signage to low profile monument signs. Upon submittal of a Sign Permit, a complete sign package must be submitted identifying the dimensions, materials, and lighting for the proposed sign. The sign must comply with the Rapid City Sign Code.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<b>Neighborhood:</b>	Deadwood Avenue
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1A	<b>Residential Growth:</b> The proposed apartment complex supports the expansion of new residential in the Deadwood Avenue Neighborhood Area. The applicant has identified the location of a proposed monument sign but has not included any information on the size or design of the proposed sign. As such, upon submittal of a Sign Permit, a complete sign package must be submitted identifying the dimensions, materials, and lighting for the sign. The sign must comply with the Rapid City Sign Code.

### Findings

Staff has reviewed the Final Planned Development Overlay to construct an apartment complex 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 apartment complex supports the diversification of residential growth in the Deadwood Avenue Neighborhood Area.

### Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:

1. Upon submittal of a Building Permit, the applicant shall address red-lined comments and return the plans to Community Planning and Development Services;
2. Upon submittal of a Building Permit, a complete Drainage Report shall be submitted for review and approval;
3. Prior to issuance of a Building Permit, construction plans for water and sewer mains in Haines Avenue shall be submitted and approved by the City;
4. Prior to issuance of a Certificate of Occupancy, the water and sewer mains shall be constructed and accepted by the City;
5. Upon submittal of a Sign Permit, a complete sign package shall be submitted for review and approval which includes dimension, materials, and lighting. In addition, 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,
6.	The Final Planned Development Overlay shall allow for a 48 unit apartment complex and four detached garages. 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)	
<b>Case # 17PD017</b>	Final Planned Development Overlay to allow an apartment complex
<b>Companion Case(s) #</b>	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 or an Exception shall be obtained;
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
4.	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;
5.	All requirements of the currently adopted Building Code shall be met;
6.	All applicable provisions of the adopted International Fire Code shall continually be met;
7.	ADA accessibility shall be provided throughout the structure and site as necessary; and,
8.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more.