



Rapid City Planning Commission

Final Planned Development Overlay Project Report

June 22, 2017

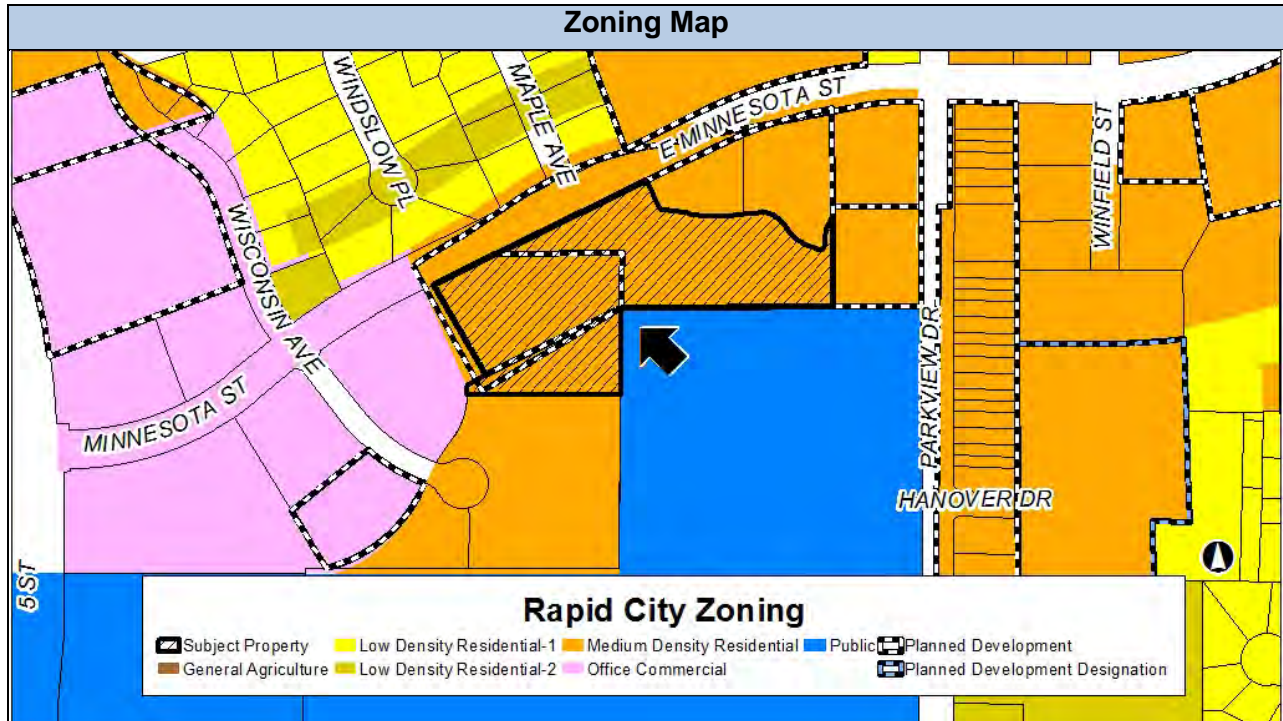
Item #9
Applicant Request(s)
Case # 17PD027 – Final Planned Development Overlay to allow an apartment development
Companion Case(s) N/A

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

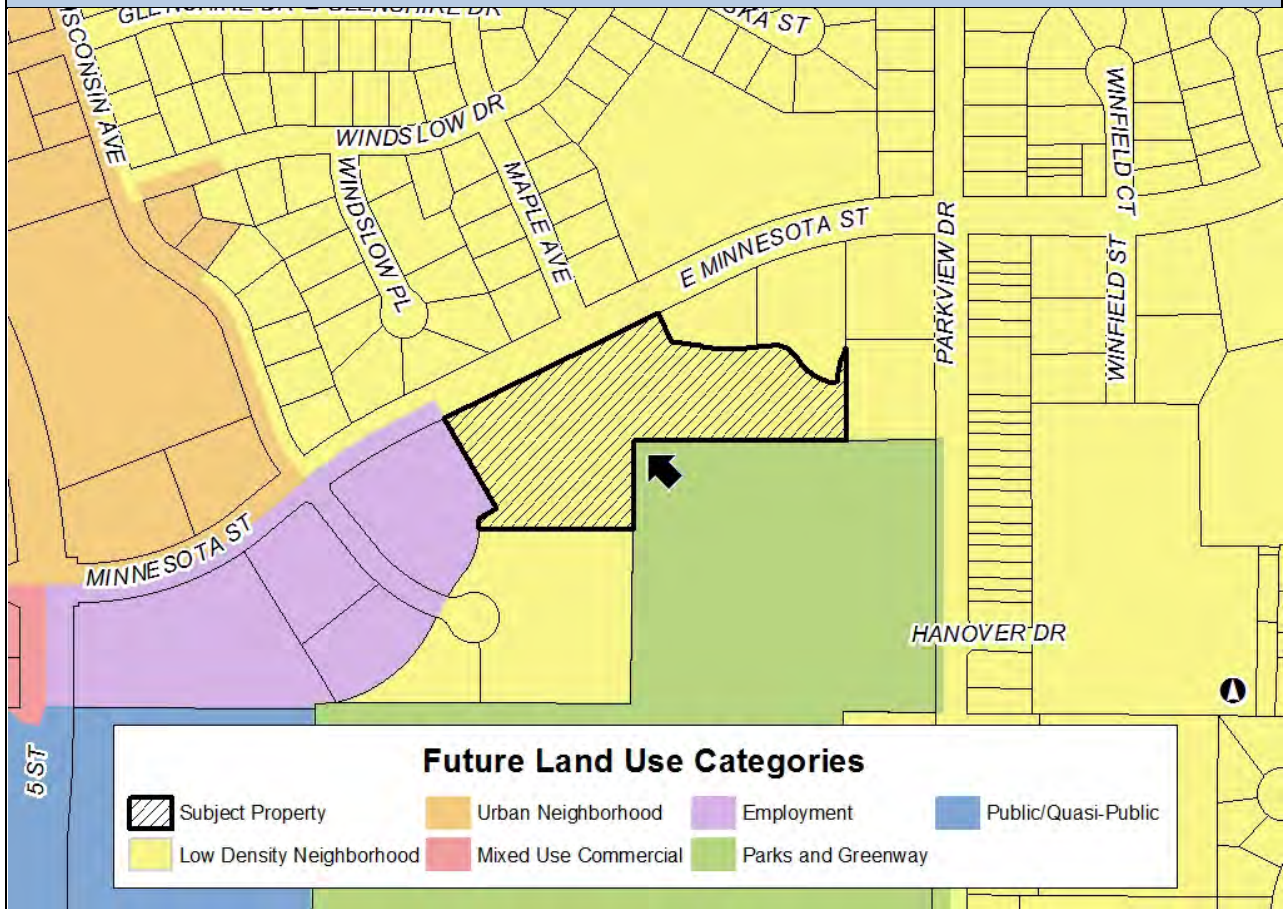
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to construct an apartment development with 50 units for senior housing. The proposed apartment building will be three-stories and will include a shared laundry, lounge, and a first floor kitchen. The applicant is requesting an Exception to waive the requirement to provide a parking lot landscape island. The applicant has indicated that a future phase of development will happen on the west side of the property.</p>	
Applicant Information	Development Review Team Contacts
Applicant: FMG, Inc	Planner: Fletcher Lacock
Property Owner: The Evangelical Lutheran Good Samaritan Society	Engineer: Nicole Lecy
Architect: Advanced Home Design, LLC	Fire District: Tim Behlings
Engineer: FMG, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of the intersection of Maple Avenue and East Minnesota Street
Neighborhood	South Robbinsdale
Subdivision	Good Samaritan Subdivision
Land Area	4.85 acres (211,266 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat / Drainage channel located along north property line
Access	East Minnesota Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

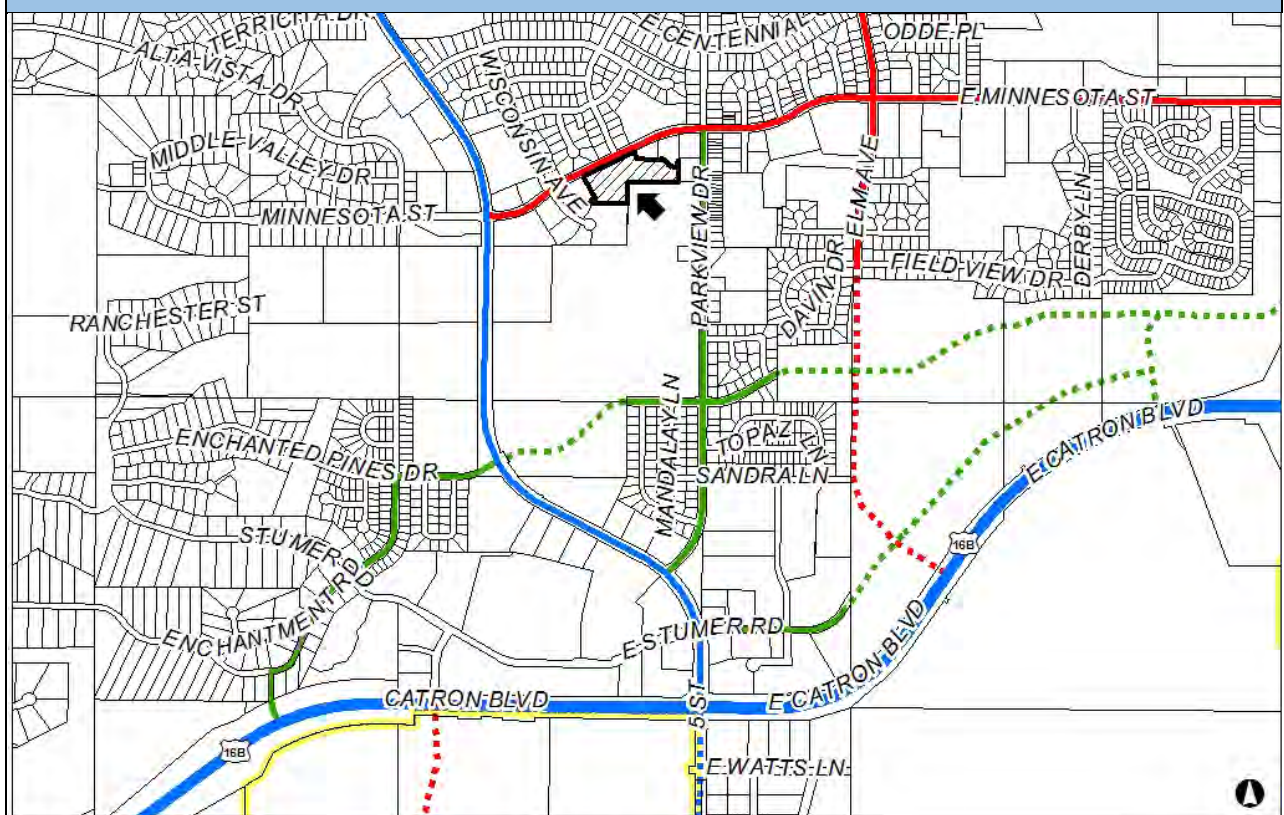
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR w/ PD	LDN	Void of structural development
Adjacent North	LDR and MDR w/ PD	LDN	Single-family dwellings and apartments
Adjacent South	MDR and Public	LDN and PG	Parkview Park and senior apartments
Adjacent East	MDR w/ PD	LDN	Apartments
Adjacent West	OC	EC	Medical office building



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	80,000 square feet	129,371 square feet (developed area)	
Lot Frontage / Width	100 feet	Approximately 500 feet	
Maximum Building Heights	3 stories or 35 feet	3 stories and 35 feet	
Maximum Density	30%	7%	
Minimum Building Setback:			
• Front	25 feet	160 feet	
• Rear	25 feet	25 feet	
• Side	12 feet	160 feet to the east and 233 feet to the west	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	113,471	114,630	
• # of landscape islands	1	Requesting an Exception to waive the requirement to provide one landscape island	
Minimum Parking Requirements:			
• # of parking spaces	25	75	
• # of ADA spaces	1 ADA van accessible	5 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>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:</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 4.85 acres in size. The applicant is proposing to construct a three-story apartment building with a total of 50 units for senior housing. A drainage ditch runs along the north property line adjacent to East Minnesota Street. The applicant has indicated that a future phase of development will happen on the west side of the property. The applicant should be aware that a Major Amendment to the Planned Development will be required prior to issuance of a Building Permit for the future phase.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Medium Density Residential District. An apartment building is 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 is requesting an Exception to waive the requirement to provide a landscape island in the parking area. The applicant is proposing that the robust landscaping around the perimeter of the proposed apartment building and around the perimeter of the parking lot is intended to provide the landscaped area required by

	the landscape island. The proposed landscaping buffers the hardscape created within the parking area. In addition, the applicant has indicated that a landscape island will interfere with snow removal. Staff recommends that the Exception to waive the requirement to provide a landscape island be granted contingent upon the landscaping being provided as shown on the submitted site plan.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The property is zoned Medium Density Residential District and multi-family dwellings are identified as a permitted use.
5. Any adverse impacts will be reasonably mitigated:	The applicant should be aware that final stamped plans must be submitted with a Building Permit. An access easement to the water shut-off valve must be entered into with the City to provide access onto private property. Upon submittal of a Building Permit, details and design of the rip-rap must be submitted for review and approval. In addition, an Erosion and Sediment Control narrative must be submitted for review and approval. It also appears that the relocation of the fire hydrant is no longer within the public utility easement. The applicant should be aware that the hydrant will be private and the property owner's responsibility.
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 requesting an Exception to waive the landscape island requirement. The proposed landscape plan demonstrates that the landscaping around the perimeter of the building and the parking lot is intended to meet the objectives of Chapter 17.50.300 of the Rapid City Municipal Code by enhancing the aesthetics of the property.

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 senior apartment building increases the housing variety in the area which is developed with a mix of single-family dwellings and multi-family dwellings.
	A Vibrant, Livable Community
LC-2.1C	Variety of Housing Types: The proposed senior apartment building is consistent with surrounding development of apartments on the south side of East Minnesota Street.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: East Minnesota Street is identified as a Minor Arterial Street on the City's Major Street Plan. The proposed apartment building does not trigger a Traffic Impact Study.

 Economic Stability and Growth	
EC-3.2D	Residential Development in Existing Infrastructure and Service areas: The proposed senior apartment building is located along East Minnesota Street which is paved with public water and sewer access. The proposed infill development meets the goal of avoiding leapfrog development.
 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 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed senior apartments add to the mix of housing in the area, providing a variety of housing options throughout the City.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
SR-NA1.1A	Residential Growth: The proposed senior apartments supports the expansion of new residential to serve a special population in the South Robbinsdale Neighborhood Area.

Findings	
<p>Staff has reviewed the Final Planned Development Overlay to construct an apartment 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 senior apartments supports the diversification of residential growth in the South Robbinsdale Neighborhood Area. The proposed Exception request to waive the landscape island requirement will be mitigated by the robust perimeter landscaping which is intended to enhance the aesthetics of the site.</p>	

Planning Commission Recommendation and Stipulations of Approval	
<p>Staff recommends that the Final Planned Development Overlay to allow an apartment development be approved with the following stipulations:</p>	
1.	An Exception is hereby granted to waive the landscape island requirement contingent upon the landscaping being provided as submitted on the landscape plan;
2.	Upon submittal of a Building Permit, an erosion and sediment control narrative shall be submitted for review and approval;
3.	Upon submittal of a Building Permit, details and design of the proposed rip-rap shall be submitted for review and approval;
4.	Prior to issuance of a Building Permit, an access easement to the water shut-off valve shall be entered into with the City to allow the City to access the valve on private

	property;
5.	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 senior apartment building. 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)	
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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 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.