



# Rapid City Planning Commission

## Planned Development Project Report

September 21, 2017

<b>Item #3</b>
<b>Applicant Request(s)</b>
Case # 17PD044-A Final Planned Development Overlay to allow a residential development

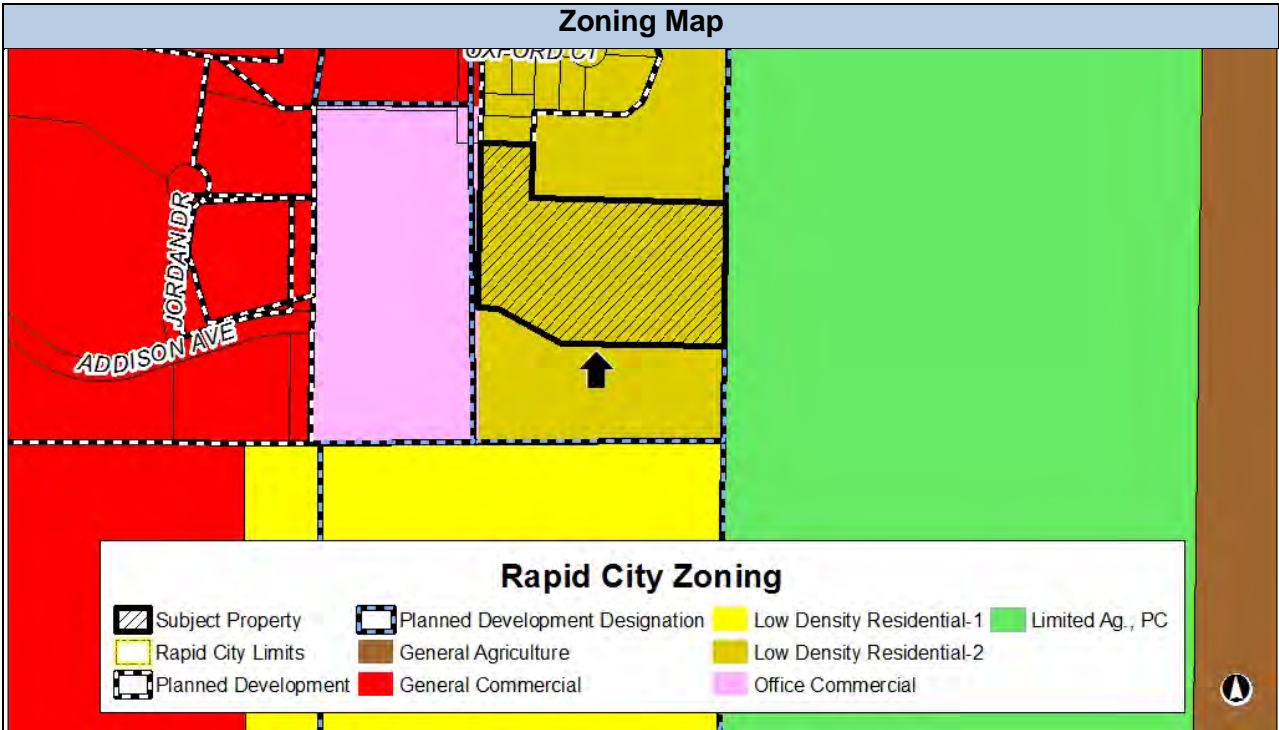
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Final Planned Development Overlay to allow the construction of 2 townhome units and 15 single family residences be approved with the stipulations noted below.

<b>Project Summary Brief</b>
<p>The applicant has submitted a Final Planned Development Overlay to allow a residential development to be constructed on 6.37 acres. In particular, the applicant is proposing to construct 2 townhome units and 15 single family residences for a total of 17 residential dwelling units. The applicant is not requesting any Exceptions as a part of this Final Planned Development application.</p> <p>The property is located approximately 250 feet south of the intersection of Oxford Court and Healing Way, on the east side of Healing Way. Currently, the property is void of any structural development.</p>

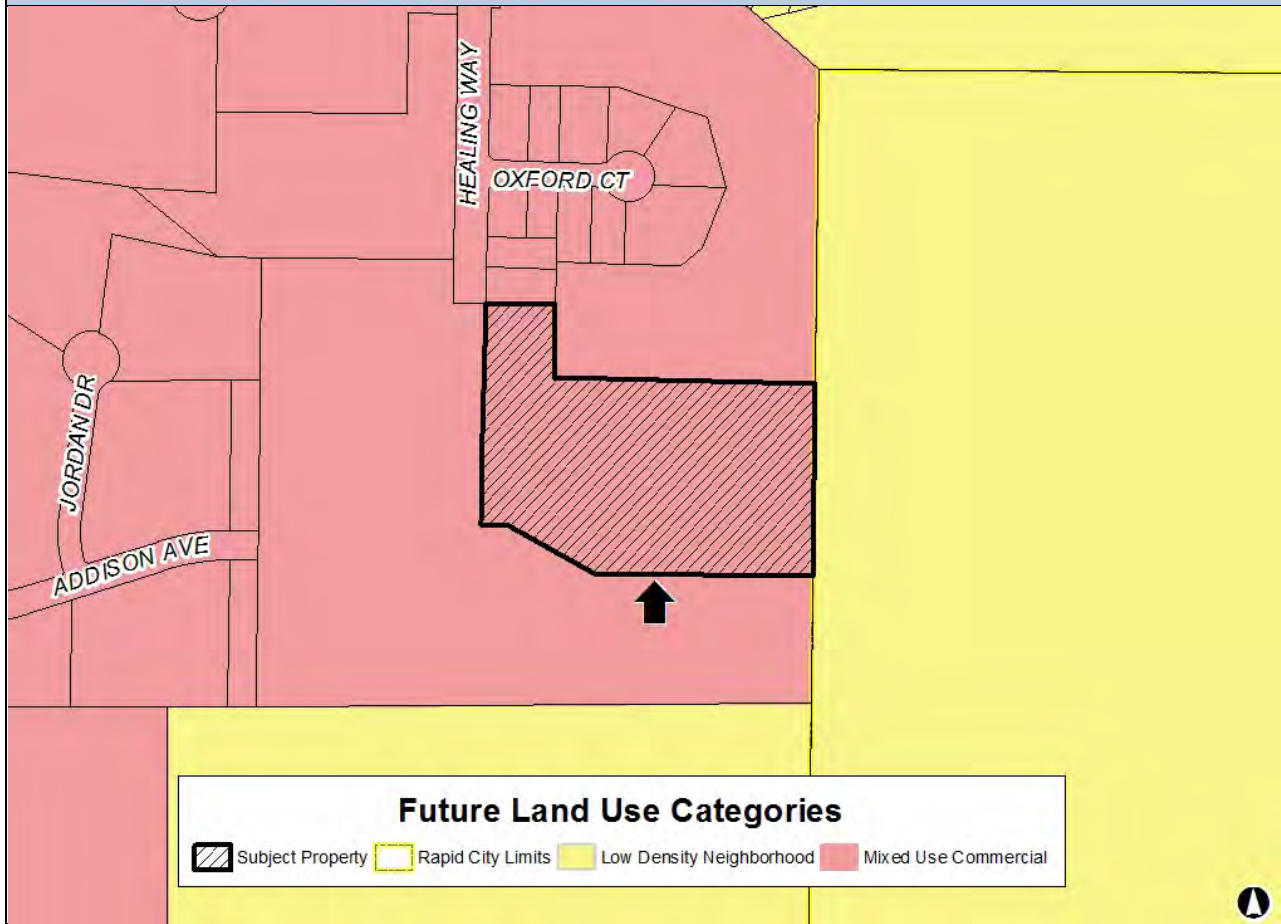
<b>Development Review Team Contacts</b>	
Applicant: Buffalo East LLC	Planner: Vicki L. Fisher
Property Owner: Buffalo East LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of U.S. Highway 16 and Catron Boulevard
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Buffalo Crossing Subdivision
Land Area	6.37 acres, approximately 277,477.2 sq ft
Existing Buildings	No existing structural development
Topography	Proposed building envelopes on a ridgeline
Access	Healing Way and proposed Bristol Court
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-II/PDD	MUC, Community Activity Center	No structural development
Adjacent North	LDR-II/PD	MUC, Community Activity Center	Under construction
Adjacent South	LDR-II/PDD	MUC, Community Activity Center	No structural development
Adjacent East	LDR-II/PDD	MUC, Community Activity Center	No structural development
Adjacent West	OC/PDD	MUC, Community Activity Center	No structural development



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan

- Subject Property (hatched pattern)
- Rapid City Limits (yellow outline)
- Collector (solid green line)
- Principal arterial (solid blue line)
- Proposed collector (dotted green line)
- Proposed principal arterial (dotted blue line)
- Proposed minor arterial (dotted red line)








<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
03PD049	2/05/04	Planned Development Designation	PC approved w/ stipulation
17PL024	3/14/17	Development Engineering Plan	Staff approved w/ stipulations
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed/Existing</b>	
Lot Area	Minimum 8,000 sq ft/ townhome lot Minimum 6,500 sq ft/ single family residential lot	10,847 sq ft townhome lot Minimum 8,807 sq ft single family residential lot	
Lot Frontage	Minimum 16 ft for individual townhome lot Minimum 25 ft for each SFR	Minimum 75 ft for individual townhome lot Minimum 53.7 ft for single family residential lot	
Maximum Building Heights	2 ½ stories, 35 ft.	1 story, less than 35 ft.	
Maximum Density	Maximum 40% townhomes Maximum 30% for SFR	Less than 40%proposed for townhomes Less than 30% proposed for SFR	
Minimum Building Setback:			
• Front	Minimum 25 ft/ townhomes Minimum 20 ft/ SFR	Minimum 20 ft/ townhome and SFR	
• Rear	25 ft	25 ft.	
• Side	8 ft/8 ft	8 ft/ 8 ft	
• Street Side	Minimum 25 ft	Minimum 25 ft	
Minimum Landscape Requirements:			
• # of landscape points	Not required	N/A	
• # of landscape islands	Not required	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2.0/ Dwelling Unit	Minimum 2.0/ Dwelling Unit	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	None proposed	
Fencing	Per RCMC	None shown	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:</b>	
	<b>Findings</b>
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 277,277 square feet of unplatted property comprised of a ridgeline along proposed Bristol Court. The applicant has demonstrated that a sufficient building envelope exists on each of the proposed lots. There are no special conditions because of the property's size, shape or topography. can be provided on each site.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property was previously included in a Planned Development Designation, requiring that a Final Planned Development be approved prior to issuance of a building permit on the site. In addition, prior to issuance of building permits for any of the proposed sites, the properties must

	be Final Platted to ensure access, fire protection, and utility service is available to each property. The application of these regulations to this piece of property does not create a practical difficulty or undue hardship on the property.
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 not requested any Exceptions.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Townhomes and single family residences are permitted in the Low Density Residential-II District. However, the property is located within a previously approved Planned Development Designation. As such, prior to issuance of a building permit, a Final Planned Development must be approved for the property. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	Platting the property as proposed to create individual lots will secure access and utilities to the proposed residential development. As such, any adverse impacts will be reasonable mitigated.
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 previously noted, the applicant is not requesting any Exceptions as a part of the Final Planned Development Overlay application.

**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>
N/A	N/A
	<b>A Vibrant, Livable Community</b>
LC-2.1A	<u>Targeted Residential Growth Areas</u> : The proposed Final Planned Development is located within the existing Urban Services Boundary and will utilize utility infrastructure currently under construction in the vicinity.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A



### Outstanding Recreational and Cultural Opportunities

N/A

N/A



### Responsive, Accessible, and Effective Governance

GOV-2.1A

Public Input Opportunities: The Final Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Planned Development

### Comprehensive Plan Conformance – Growth and Reinvestment Chapter

**Future Land Use Plan Designation(s):**

Mixed Use Commercial, Community Activity Center

#### Design Standards:

GDP-MU2

Integrated Housing: The proposed residential development on the fringes of a developing Community Activity Center will create housing within walking distance of shops, services, and employment opportunities.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

**Neighborhood:**

U.S Highway 16 Neighborhood

#### Neighborhood Goal/Policy:

US16-NA1.1A

Residential Growth: The requested Final Planned Development encourages residential growth within the neighborhood and north of Moon Meadows Road.

### The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:

- The applicant is proposing a residential development comprised of a mix of single family and townhome residences. These uses are allowed within the Low Density Residential II District
- As a part of platting the property to create individual lots, access and utilities are being extended to serve the development.
- The property is located on the fringes of a developing Community Activity Center, where housing opportunities should be provided within walking distance of retail, shops, and employment opportunities.

### Staff recommends that the Final Planned Development should be approved with the following stipulations:

1. Prior to issuance of a building permit, a Final Plat shall be recorded creating individual lots for the proposed residential development; and,
2. This Final Planned Development shall allow for development of townhomes and single family residences. All requirements of the Low Density Residential II District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment to the Planned Development. All uses permitted in the Low Density Residential II District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses in the Low Density Residential II District shall require 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 #17PD044</b>	Final Planned Development Overlay to allow a construction of townhomes and single family residences
<b>ADVISORIES: Please read carefully!</b>	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	An air quality permit shall be obtained for each phase of construction which disturbs an area of earth greater than one acre;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met; and,
6.	All erosion and sediment control measures shall be installed and continually maintained as necessary;