



Rapid City Planning Commission

Final Planned Development Overlay Project Report

October 5, 2017

Item #8
Applicant Request(s)
Case # 17PD0045 – Final Planned Development Overlay to allow a residential development
Companion Case(s) N/A

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

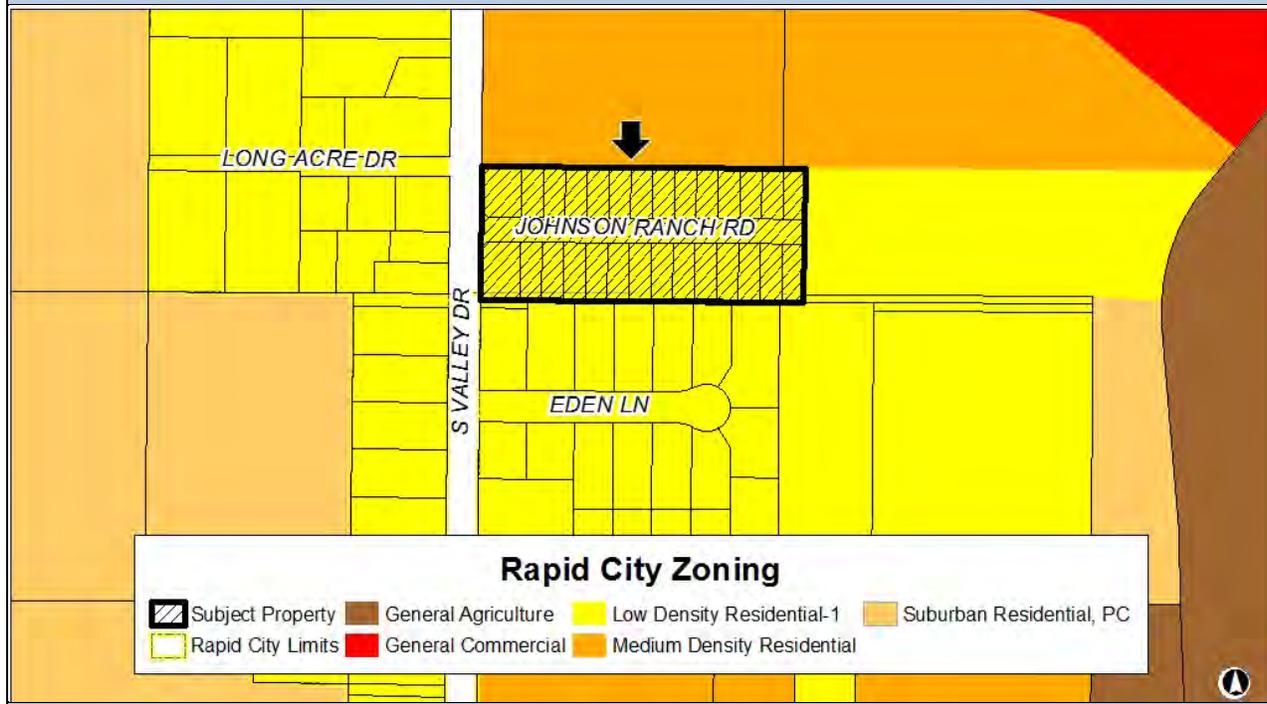
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow a 28 lot single-family residential development with Exceptions. The proposed lots are a phased development to be known as the Johnson Ranch Subdivision which includes a total of 48.84 acres. An Initial Planned Development Overlay granted 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. Those Exceptions were granted contingent upon the structures being fire sprinkler protected and the creation of a community park. The applicant is now proposing to provide the 8 foot side yard setback and 30% lot coverage for all of the lots. The applicant is requesting that the Exceptions to reduce the minimum lot size and minimum lot width be revised to not require the fire sprinkler protection and to allow the creation of a community park as a part of Phase II of the development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream LLC	Planner: Fletcher Lacock
Property Owner: Yasmeen Dream 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	LDR - PD	LDN	Void of structural development
Adjacent North	MDR - PD	LDN	Void of structural development
Adjacent South	LDR	LDN	Single-family dwellings
Adjacent East	LDR	LDN	Void of structural development
Adjacent West	LDR	LDN	Single-family dwellings

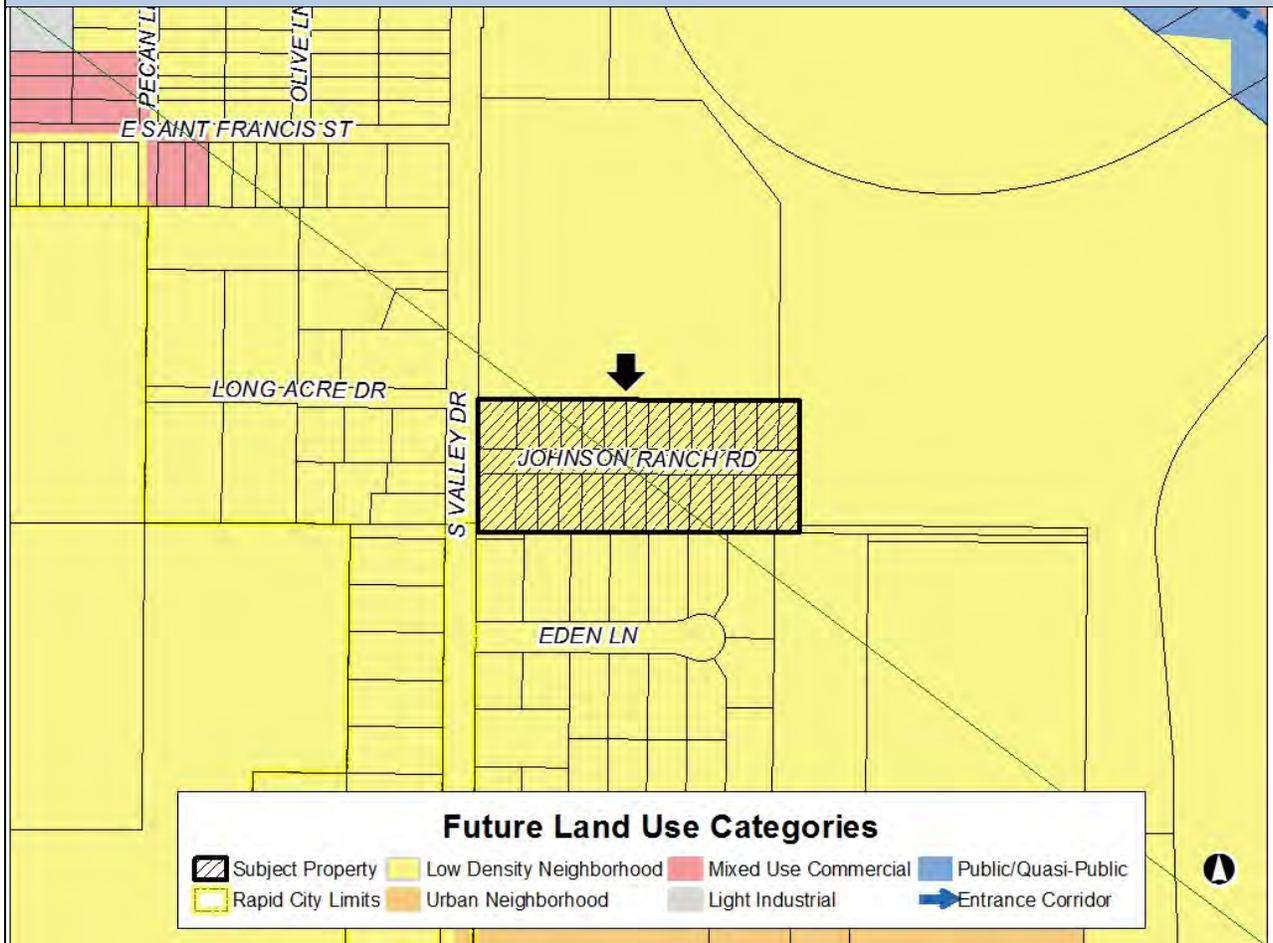
Zoning Map



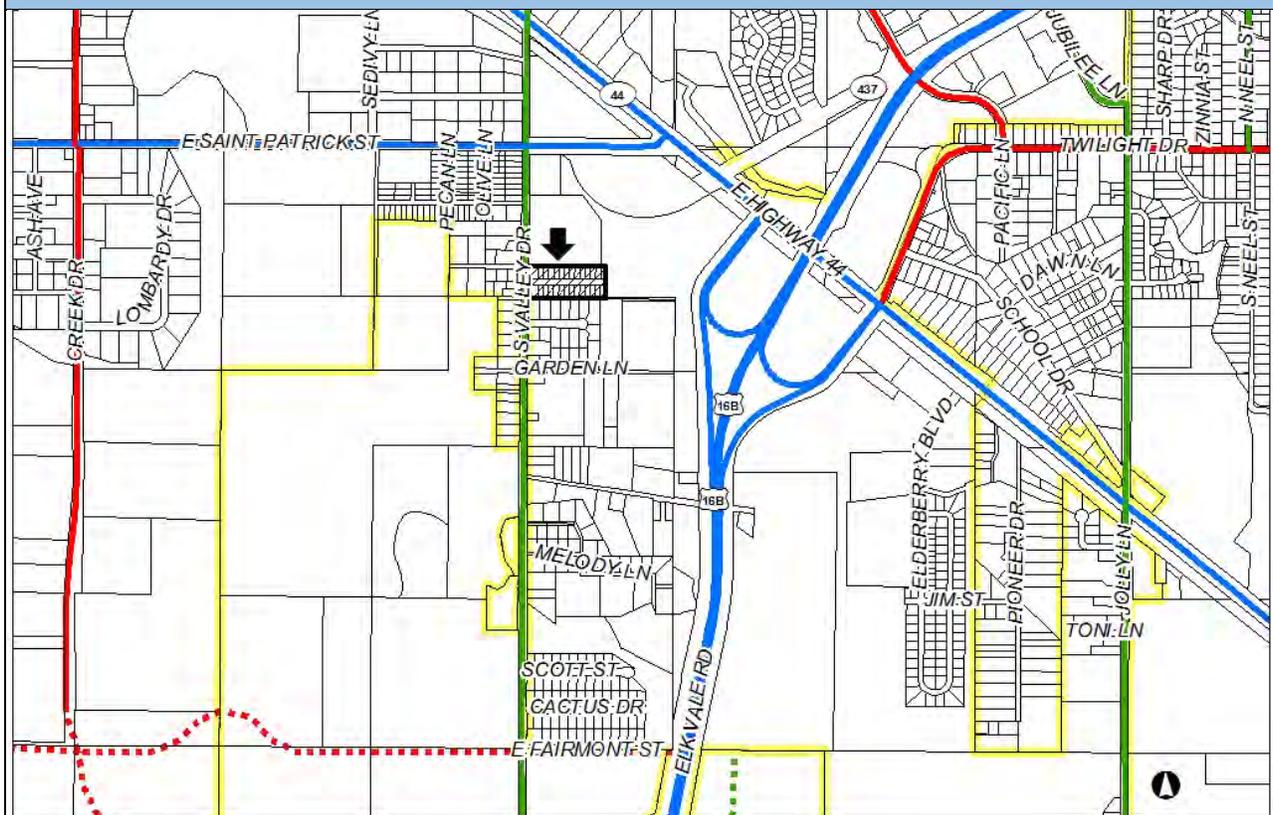
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
17AN002	3/6/2017	Annexation	Approved
17PD007	3/9/2017	Initial Planned Development Overlay to allow a residential development	Approved with stipulations
17RZ004	4/3/2017	Rezoning from No Use District to Low Density Residential District	City Council approved
17PL078	7/31/2017	Final Plat	Approved
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Exception granted to reduce the minimum lot size to 4,922 square feet	
Lot Width	50 feet	Exception granted to reduce the lot width to 46 feet	
Maximum Building Heights	2.5 stories or 35 feet	Proposed one-story	
Maximum Density	30%	30%	
Minimum Building Setback:			
• Front	20 feet	20 feet	
• Rear	25 feet	25 feet	
• Side	8 feet or 12 feet	8 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	
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:	
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. An Initial Planned Development Overlay (File #17PD007) was approved on March 9, 2017 to allow a residential development with Exceptions.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The Initial Planned Development Overlay (File #17PD007) granted 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. The Exceptions were granted contingent upon the structures being fire sprinkler protected and the creation of a community park. The applicant is now proposing to meet the minimum required 8 foot side yard setbacks and the maximum allowed 30% lot coverage. Staff recommends that a Major Amendment to the Planned Development be submitted for any future proposed decreases in the side yard setback or increase in lot coverage. The applicant is also requesting that the Exceptions

	<p>granted to reduce the minimum required lot width from 50 feet to 46 feet and to reduce the minimum required lot size from 6,500 square feet to 4,922 square feet be revised to not require the fire sprinkler protection and to allow the creation of a community park as a part of Phase II of the development. The 8 foot side yard setbacks will provide the separation between structures required to eliminate the need for fire sprinkler protection. In addition, the maximum 30% lot coverage will ensure that the lots are not overbuilt. Staff recommends that the Exceptions for lot size and lot width be granted removing the contingency to fire sprinkler protect the structures and to require the dedication of a public park. However, the submitted phasing plan does identify that Phase II of the Johnson Ranch development will include the public park. As such, staff recommends that the applicant enter into an agreement with the City for the timing to create the community park prior to submittal of any development application or permits for Phase II of the Johnson Ranch development.</p>
<p>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:</p>	<p>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. The applicant has indicated that the intent of the development is to provide affordable and safe workforce housing.</p> <p>As noted above, the applicant is now proposing to meet the minimum required side yard setback and lot coverage requirements. Staff recommends that a Major Amendment to the Planned Development be submitted for any decrease in side yard setback or any increase in lot coverage. In addition, the applicant is requesting to revise the previously granted Exceptions for lot width and lot size to not require the fire sprinkler protection and to allow the creation of a community park as a part of Phase II of the development. Also noted above, the separation of structures removes the requirement to provide fire sprinkler protection. In addition, the Master Plan identifies Phase II of the development to include the creation of a public park. As such, staff recommends that prior to issuance of a Certificate of Occupancy for any structure as a part of this phase, that the applicant enter into an agreement securing the timing for the construction of the park.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>A single-family dwelling is a permitted use in the Low Density Residential District.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The applicant is now proposing to meet the side yard setback requirement and lot coverage requirement. The Exceptions were previously granted with the contingency that the structures be fire sprinkler protected and the creation of a public park. The proposed 8 foot side yard setbacks remove the requirement to fire sprinkler protect the structures. However, for this reason, staff recommends that a Major Amendment to the Planned Development be required for any decrease in the minimum required side yard setbacks.</p>
<p>6. The requested exception to the underlying zoning district</p>	<p>The applicant has indicated that the proposed single-family development is intended for safe and affordable workforce</p>

standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	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 proposing to meet the land area requirements of the Low Density Residential District other than lot size and lot width.
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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. Staff recommends that the applicant enter into an agreement with the City for the timing to create the community park prior to submittal of any development application or permits for Phase II of the Johnson Ranch development.
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: The applicant has submitted revised building plans showing a greater variety of facades than proposed with the Initial Planned Development Overlay.
LC-5.2B	Reduce Barriers: The proposed Johnson Ranch development supports the goal of providing a mix of uses and investment within under-utilized 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.
	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. As noted above, staff recommends that the applicant enter into an agreement with the City for the timing to create the community park prior to submittal of any development application or permits for Phase II.



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 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

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
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.

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 Final 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 applicant has indicated that the proposed single-family development is intended for safe and affordable workforce housing. The proposed single-family development on the subject property supports the goal of residential growth within the City and west of Reservoir Road. The applicant is now proposing to meet the land area regulations for the Low Density Residential District other than for lot size and lot width. The separation of structures removes the requirement for fire sprinkler protection. Staff recommends that the Exceptions to allow reduced lot size and lot width be granted removing the contingency that the structures be fire sprinkler protected and requiring that the applicant enter into an agreement with the City for the timing to create the community park prior to submittal of any development application or permits for Phase II. However, staff does recommend that any reduction in side yard setback or increase in lot coverage require a Major Amendment to the Planned Development.</p>

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Final Planned Development Overlay to allow a residential development be approved with the following stipulations:	
1.	Acknowledge the Exception granted to reduce the minimum required lot size from 6,500 square feet to 4,922 square feet removing the contingency that the structures be fire sprinkler protected and requiring that the applicant enter into an agreement with the City for the timing to create the community park prior to submittal of any development application or permits for Phase II;
2.	Acknowledge the Exception granted to reduce the minimum required lot width from 50 feet to 46 feet removing the contingency that the structures be fire sprinkler protected

	and requiring that the applicant enter into an agreement with the City for the timing to create the community park prior to submittal of any development application or permits for Phase II;
3.	A minimum 8 foot side yard setback for one-story structures or a 12 foot side yard setback for a two-story structure shall be provided for all structures. Any decrease in the minimum required side yard setback shall require the review and approval of a Major Amendment to the Planned Development;
4.	A maximum lot coverage of 30% shall be provided for all structures. Any increase in the maximum allowed lot coverage shall require the review and approval of a Major Amendment to the Planned Development; and,
5.	This Final Planned Development Overlay shall allow a single-family residential development in the Low Density Residential District. 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)	
Case # 17PD045	Final Planned Development Overlay to allow a residential development
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;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development Overlay or a subsequent Major Amendment;
5.	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,
6.	All applicable provisions of the adopted International Fire Code shall continually be met.