



Rapid City Planning Commission

Planned Development Overlay Project Report

October 26, 2017

Item #13
Applicant Request(s)
Case #17PD048 – Major Amendment to the Planned Development to allow a townhome in the Low Density Residential District
Companion Case(s) N/A

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

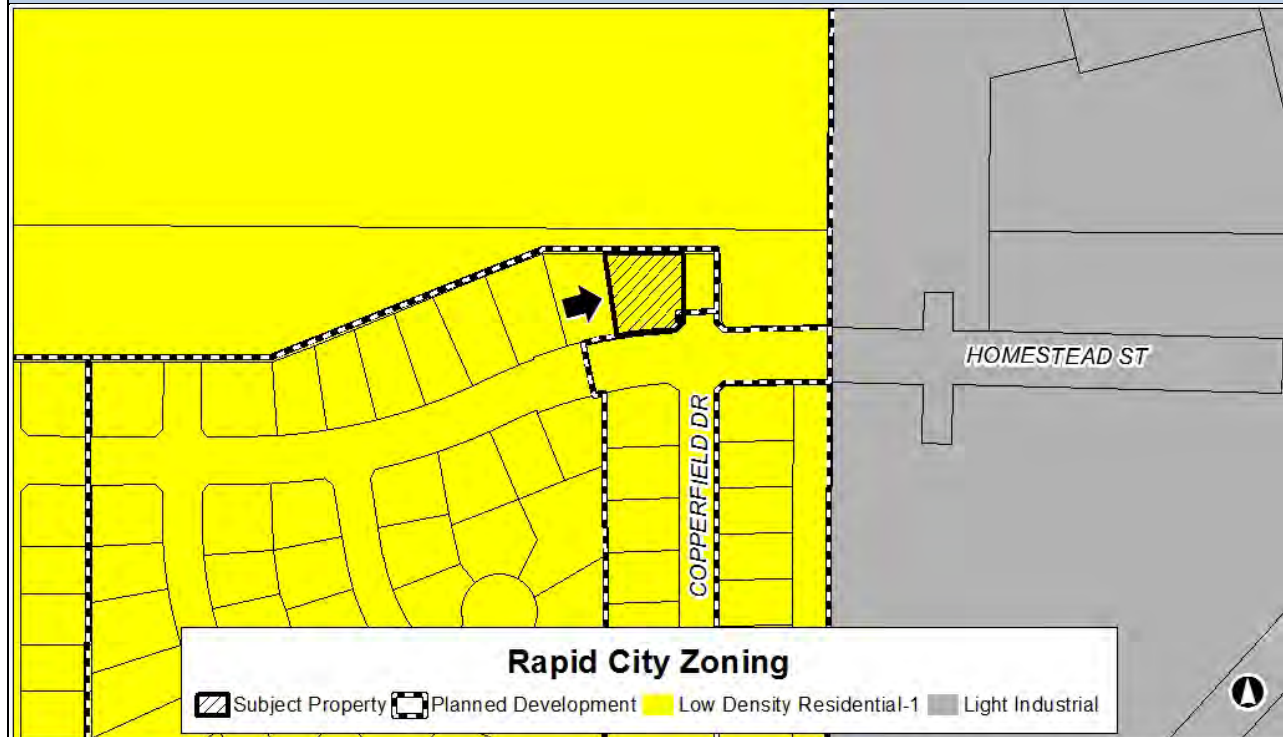
Project Summary Brief	
<p>The applicant has submitted a Major Amendment to the Planned Development Overlay to allow a townhome in the Low Density Residential District. The Final Planned Development Overlay approved a single-family residential development. A townhome development is allowed in the Low Density Residential District in a Planned Development. The applicant has indicated that future expansion to the north will consist of a townhome development. The applicant is also requesting an Exception to reduce the minimum required front yard setback from 25 feet to 20 feet.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Tescher Development LLC	Planner: Fletcher Lacock
Property Owner: Tescher Development LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Renner & Associates LLC	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3228 Homestead Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Copperfield Vistas Subdivision
Land Area	0.24 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Rapid City
Water / Sewer	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

Subject Property and Adjacent Property Designations

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

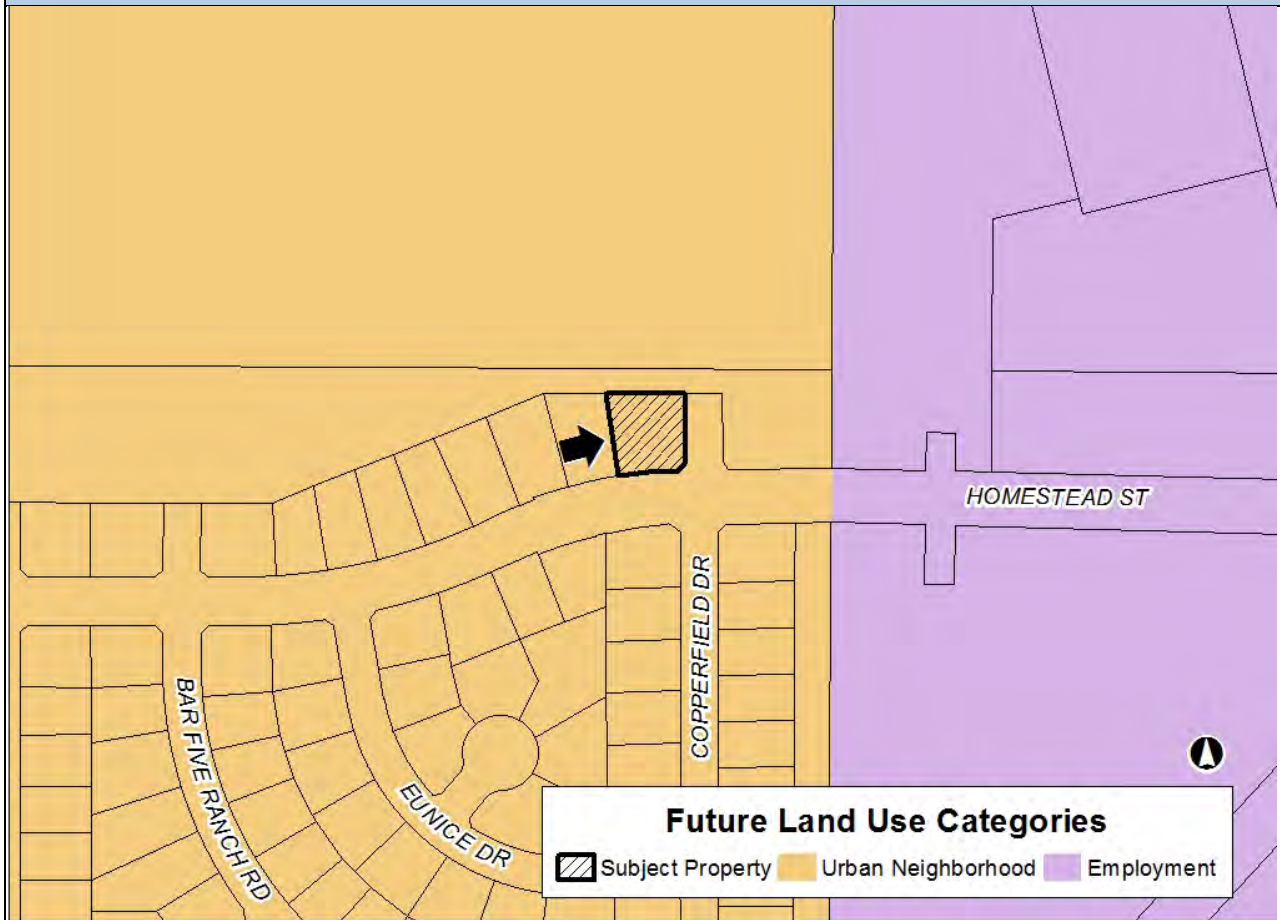
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property (hatched box)
- Rapid City Limits (yellow outline)
- Collector (green line)
- Principal arterial (blue line)
- Minor arterial (red line)
- Proposed collector (dotted green line)








Relevant Case History			
Case/File#	Date	Request	Action
14PD017	07/24/2014	Final Planned Development Overlay to allow a residential development	Approved
Relevant Zoning District Regulations			
Low Density Residential District		Required	Proposed
Lot Area		8,000 square feet	10,454 square feet
Lot Width		16 feet per townhome lot	45 feet and 64 feet
Maximum Building Heights		2.5 stories or 35 feet	Proposed two-story
Maximum Density		40%	20%
Minimum Building Setback:			
• Front		25 feet	Requesting an Exception to reduce to 20 feet
• Rear		25 feet	25.5 feet
• Side		12 feet	19.3 feet
• Street Side		25 feet	37.7 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 Major Amendment to a 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 approximately 0.24 acres in size and is zoned Low Density Residential District. On July 24, 2014, the Planning Commission approved a Final Planned Development Overlay to allow a residential development (File #14PD017). The proposed development consisted of single-family dwellings. The applicant is proposing to construct a townhome.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Low Density Residential District with a Final Planned Development Overlay to allow a residential development. The property could be developed with a single-family dwelling.
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 reduce the minimum required front yard setback from 25 feet to 20 feet. Chapter 17.50.030 of the Rapid City Municipal Code identifies the area regulations for townhomes including requiring a minimum 25 foot front yard setback. However, Chapter 17.10.050 of the Rapid City Municipal Code identifies that a minimum 20 foot front yard setback is required from local streets in the Low Density Residential District. The proposed 20 foot front yard setback is in compliance with the requirements of the Low Density Residential District. As such, staff recommends that the Exception to reduce the minimum required front yard setback from 25 feet to 20 feet be approved.
4. A literal interpretation of this	A townhome is allowed in the Low Density Residential

chapter would deprive the applicant of rights that others in the same district are allowed:	District in a Planned Development Overlay.
5. Any adverse impacts will be reasonably mitigated:	The property is located in a developing residential neighborhood. The applicant has indicated that future development to the north will include townhome development. The Exception request to reduce the minimum required front yard setback from 25 feet to 20 feet will ensure a uniform setback for residential development in the area.
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 Low Density Residential District requires a minimum 20 foot front yard setback when properties abut local streets. Chapter 17.50.080 of the Rapid City Municipal Code requires a minimum 25 foot front yard setback for townhomes. The proposed setback is in compliance with the area regulations for the Low Density Residential District.

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 property is located in a neighborhood consisting primarily of single-family dwellings. The proposed townhome diversifies the available housing in the area.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The applicant has indicated that future development to the north will include townhomes. The addition of townhomes will diversify the available housing stock in this area of the City.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: Homestead Street is identified as a Collector Street on the City's Major Street Plan. The site plan identifies a 37.7 foot setback from the property line abutting Homestead Street. Access to the property is proposed from Copperfield Drive which is identified as a local street.
 Economic Stability and Growth	
	N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned

	Development 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The Urban Neighborhood designation identifies townhomes as a primary use. The proposed townhome will diversify the existing housing stock in the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The applicant has indicated that future development to the north will also consist of townhome development. The property is located within a developing residential area which primarily consists of single-family dwellings. The addition of townhome development enriches the available housing stock.

Findings	
Staff has reviewed the Major Amendment to the Planned Development Overlay to allow a townhome in the Low Density Residential District 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. A townhome is identified as an allowed use in the Low Density Residential District when in a Planned Development. The Comprehensive Plan supports the diversification of housing. The requested Exception to reduce the minimum required front yard setback from 25 feet to 20 feet is in compliance with the area regulations for the Low Density Residential District.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to the Planned Development Overlay to allow a townhome in the Low Density Residential District be approved with the following stipulations:	
1.	An Exception is hereby granted to reduce the minimum required front yard setback from Copperfield Drive from 25 feet to 20 feet; and,
2.	This Major Amendment to the Planned Development Overlay shall allow a townhome in the Low Density Residential District. Any change in use that is a permitted use in the Low Density Residential District in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Low Density Residential District 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.*

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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 Major Amendment to a 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.