



Rapid City Planning Commission

Planned Development Overlay Project Report

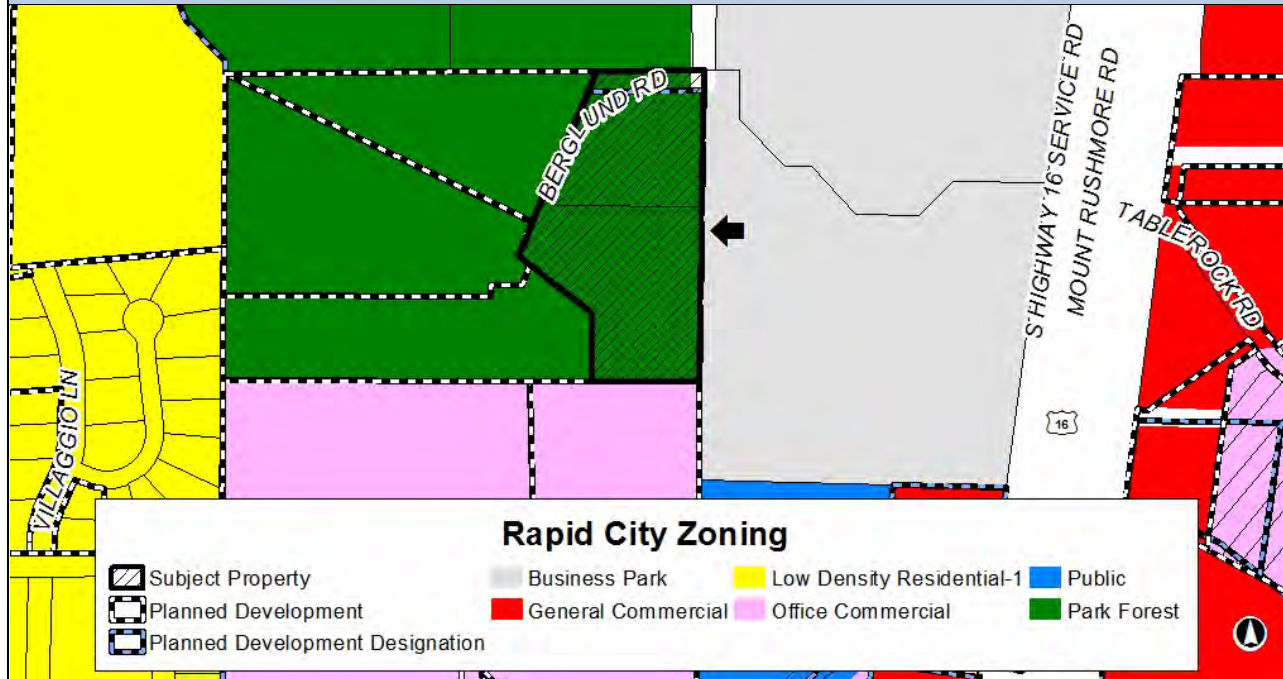
January 4, 2018

Item #2	
Applicant Request(s)	
Case # 17PD054 – Final Planned Development Overlay to allow a residential development	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Final Planned Development Overlay to allow a residential development be approved with the stipulations noted at the end of the project report.	
Project Summary Brief	
The applicant has submitted a Final Planned Development Overlay to allow a residential development consisting of two residential homes. On February 19, 2015, the Planning Commission approved an Initial Planned Development Overlay (File #15PD002) to allow a residential development. The applicant has submitted this Final Planned Development Overlay to allow two single-family dwellings to be located on two lots zoned Park Forest District. No Exceptions are being requested as a part of this application.	
Applicant Information	Development Review Team Contacts
Applicant: Aaron and Alicia Christensen	Planner: Fletcher Lacock
Property Owner: Patricia Berglund	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Renner Associates, LLC	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Approximately 315 feet south of the intersection of Fox Road and Berglund Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Squirrelly Acres Subdivision
Land Area	7.2 acres
Existing Buildings	Void of structural development
Topography	Lot 4 is relatively flat / Lot 5 drops in elevation from north to south approximately 62 feet
Access	Berglund Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF-PD	FC	Void of structural development
Adjacent North	PF	FC	Single-family dwelling
Adjacent South	OC-PD	EC	Void of structural development
Adjacent East	BP	EC – Entrance Corridor	Void of structural development
Adjacent West	PF-PD	FC	Single-family dwellings

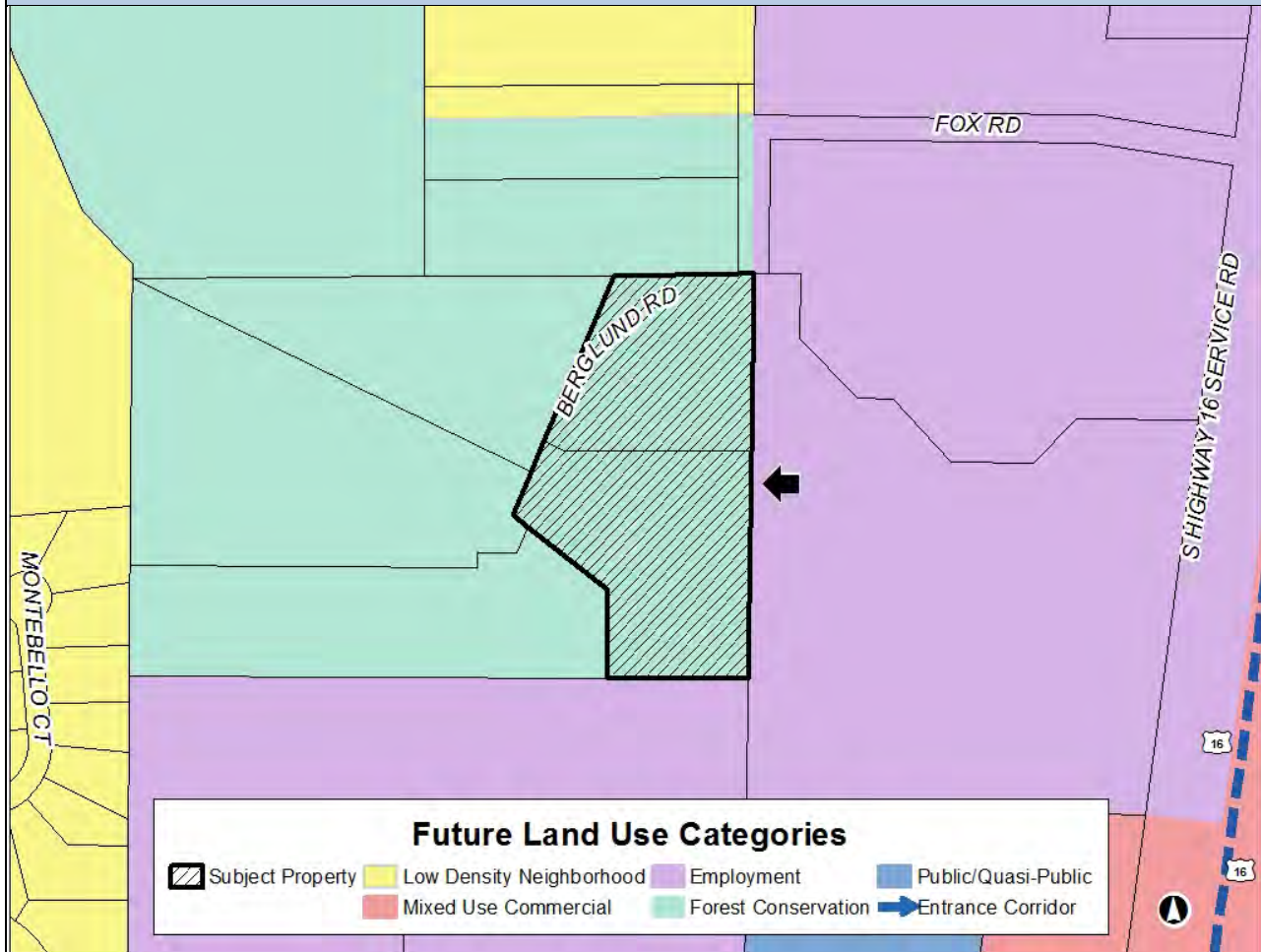
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Employment
- Public/Quasi-Public
- Mixed Use Commercial
- Forest Conservation
- Entrance Corridor

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Principal Arterial
- Proposed collector
- Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
15PL054	07/16/2015	Final Plat for Lots 4 and 5	Staff approved
15PD002	02/19/2015	Initial Planned Development Overlay to allow a residential development	Approved
01PD035	07/16/2001	Planned Development Designation	Approved
Relevant Zoning District Regulations			
Park Forest District		Required	Proposed
Lot Area		3 acres	3.01 and 4.19 acres
Lot Frontage / Lot Width		50 feet	Approximately 840 feet
Maximum Building Heights		2½ stories, 35 feet	Indicates compliance
Maximum Density		25%	Maximum 25%
Minimum Building Setback:			
• Front		20 feet	Minimum 20 feet
• Rear		50 feet	Minimum 50 feet
• Side		30 feet	Minimum 30 feet
• Street Side		N/A	N/A
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		As per RCMC 17.50.080	None proposed
Fencing		As per RCMC 17.50.340	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 an 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 subject properties are zoned Park Forest District and are currently void of any structural development. As noted above, an Initial Planned Development Overlay (File #15PD002) was approved to allow a residential development.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is proposing to construct a single-family dwelling on each lot. No Exceptions are being requested as a part of this application.
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:	As noted above, no Exceptions are being requested as a part of this Final Planned Development Overlay.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The applicant has indicated that all land area regulations of the Park Forest District will be met.

5. Any adverse impacts will be reasonably mitigated:	The Initial Planned Development identified that prior to issuance of a Building Permit, an analysis of the well and wastewater systems must be submitted for review and approval. In addition, a Road Maintenance Agreement and fire sprinkler protection agreement must be recorded. The applicant has submitted a copy of the recorded Covenant and Road Maintenance Agreement.
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 from the land area regulations of the Park Forest 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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-2.1B	Wildfire Awareness and Preparedness: The applicant has submitted a copy of the recorded covenant agreement requiring that construction of single-family dwellings will require the installation of a fire sprinkler protection system. In addition, a stipulation of approval of the Initial Planned Development Overlay required that prior to issuance of a Building Permit, the property owner coordinate with the Rapid City Fire Department regarding appropriate landscaping on the property.
	Efficient Transportation and Infrastructure Systems
T1-2.1E	Access Management Planning: Access to the property is from Berglund Road, a dedicated private access easement. The applicant has submitted a copy of the recorded Road Maintenance Agreement.
	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 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 Initial Planned Development Overlay 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):	Forest Conservation
Design Standards:	
GDP-FC4	Vegetation Management: The applicant should be aware that the recorded Covenant agreement requires that the property owner coordinate with the Rapid City Fire Department to ensure that landscaping and building materials are in compliance with the Survivable Space Initiative Guidelines. As such, prior to issuance of a Building Permit, the property owner must coordinate with the Rapid City Fire Department.
GDP-FC4	Fire Resistant Building Materials: The recorded Covenant agreement also requires that the proposed dwellings be constructed in compliance with the Rapid City Fire Department Survivable Space Initiative Guidelines. As such, prior to issuance of a Building Permit, the property owner must coordinate with the Rapid City Fire Department.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1B	Mixed-Use Development: The properties are located west of Mount Rushmore Road which is identified as an Entrance Corridor in the adopted Comprehensive Plan. Property to the east, which abuts Mount Rushmore Road, is zoned Business Park District. Properties to the west and north are zoned Park Forest District and developed with single-family dwellings. The mix of uses in the area supports the goal of the Comprehensive Plan to create mixed-use areas within the City.

Findings	
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 properties are large lots zoned Park Forest District and suitable for single-family development. The stipulations of approval will ensure that the structures are fire sprinkler protected and that the vegetation complies with the Rapid City Fire Department Survivable Space Initiative Guidelines. The proposed development supports the Comprehensive Plan goal of large lot single-family development in Forest Conservation areas.	

Planning Commission Recommendation and Stipulations of Approval	
The Development Review Team recommends that the Final Planned Development Overlay be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, calculations and analysis demonstrating that the proposed well and wastewater systems can service the property shall be submitted for review and approval. In addition, an on-site wastewater permit shall be obtained;
2.	Prior to issuance of a Building Permit, the applicant shall coordinate with the Rapid City Fire Department to ensure that the Survivable Space Initiative Guidelines are being met; and,
3.	The Final Planned Development Overlay shall allow for single-family dwellings. Any change in use that is a permitted use in the Park Forest District in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the Park Forest District shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Department of Community Development

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 # 17PD054	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 or initiation of use 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 or a subsequent Major Amendment to the Planned Development;
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.