



Rapid City Planning Commission

Planned Development Overlay Project Report

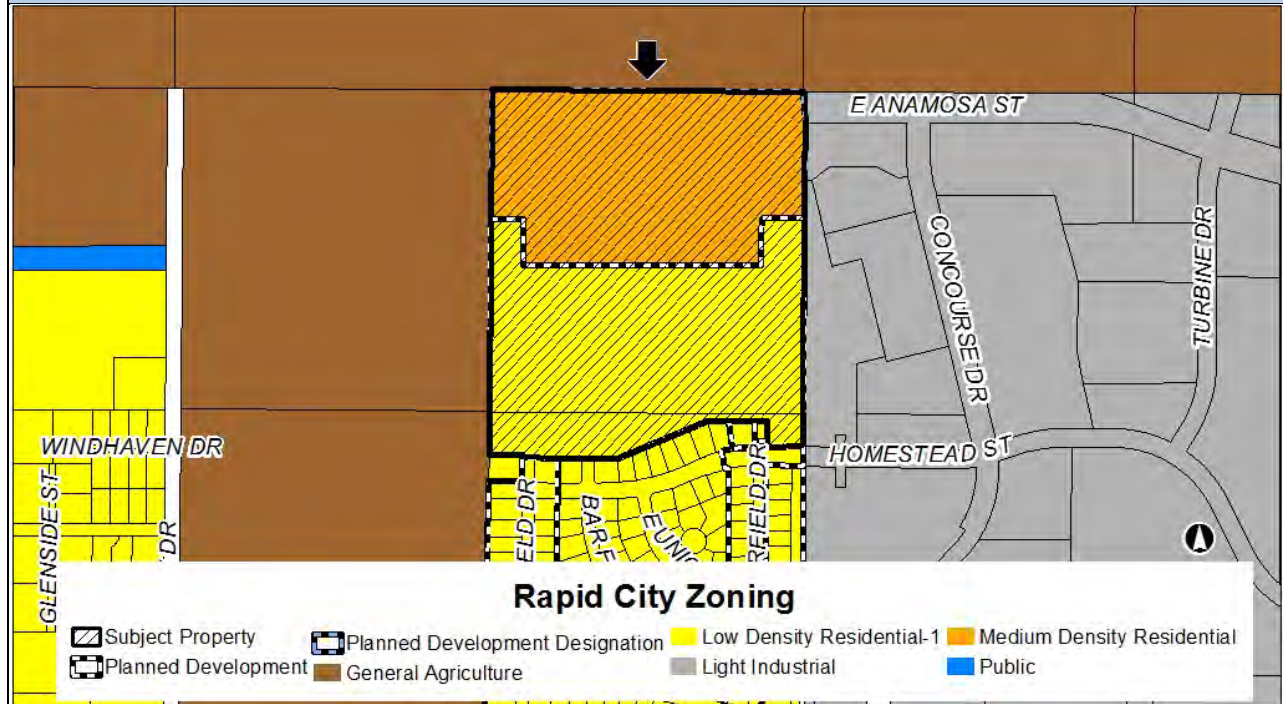
January 4, 2018

Item #7	
Applicant Request(s)	
Case # 17PD055 – Final Planned Development Overlay to allow a single-family and townhome 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 single-family and townhome 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 single-family dwelling and two-unit townhome residential development. The applicant is proposing to develop the project in six phases. The applicant has indicated that Phase 3 and Phase 4A will be constructed first and will consist of 15 two-unit townhomes. The future phases will either be single-family dwellings or two-unit townhomes depending on market demand. The applicant is requesting an Exception for the townhome lots to reduce the minimum required front yard setback from sub-collector streets from 25 feet to 20 feet.	
Applicant Information	Development Review Team Contacts
Applicant: ETC Ventures, LLC	Planner: Fletcher Lacock
Property Owner: ETC Ventures, LLC	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	Northwest of the intersection of Homestead Street and Copperfield Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Copperfield Vistas Subdivision
Land Area	44.3 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from east to west approximately 64 feet
Access	Copperfield Drive / Bar Five Ranch Road / Summerfield Drive
Water Provider	Rapid City
Sewer Provider	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 and MDR-PDD	UN	Void of structural development
Adjacent North	GA	UN	Void of structural development
Adjacent South	LDR-PD	UN	Single-family dwellings and a townhome
Adjacent East	LI	EC	Vacant land and an industrial building
Adjacent West	GA	UN	Void of structural development

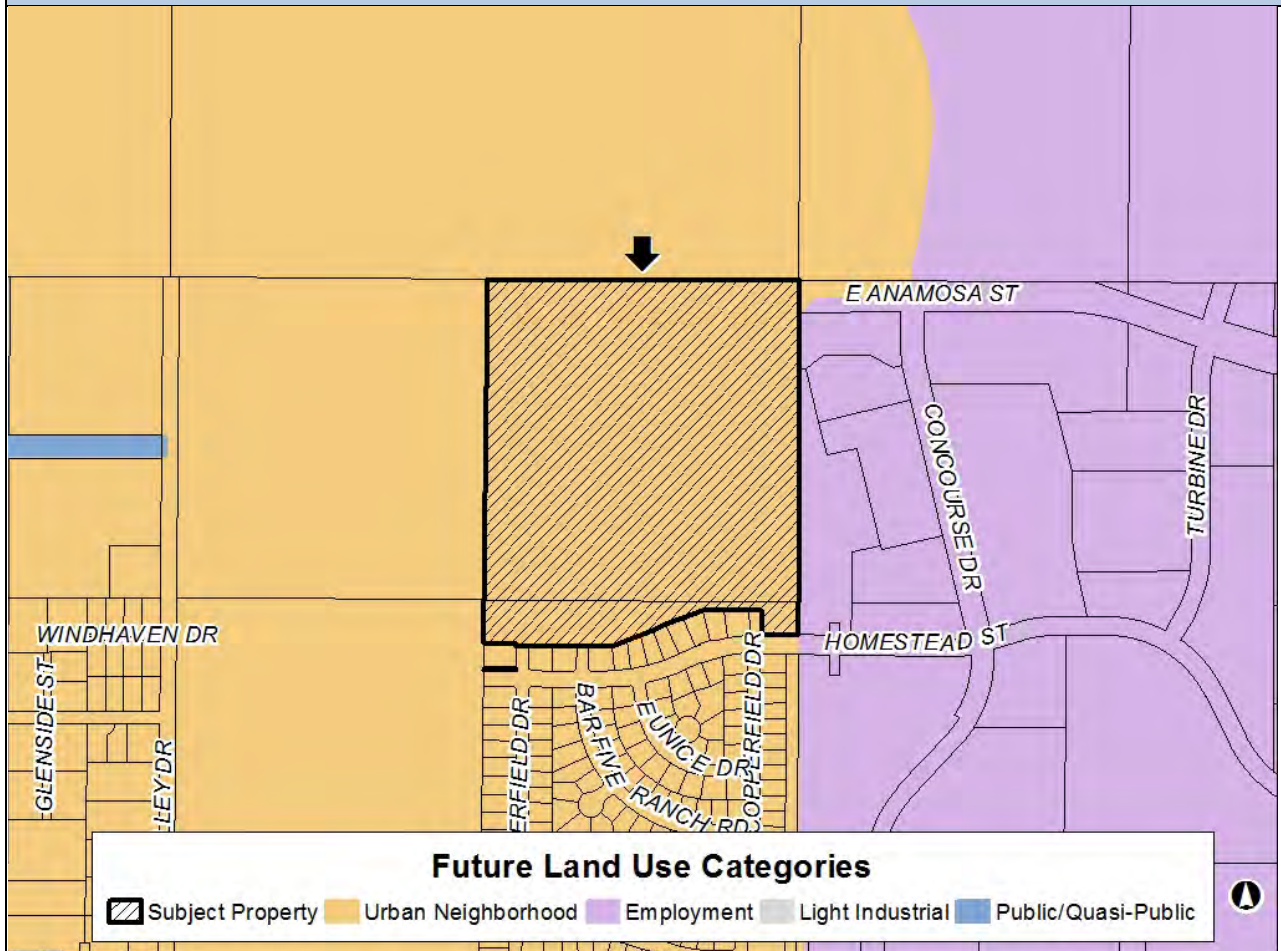
Zoning Map



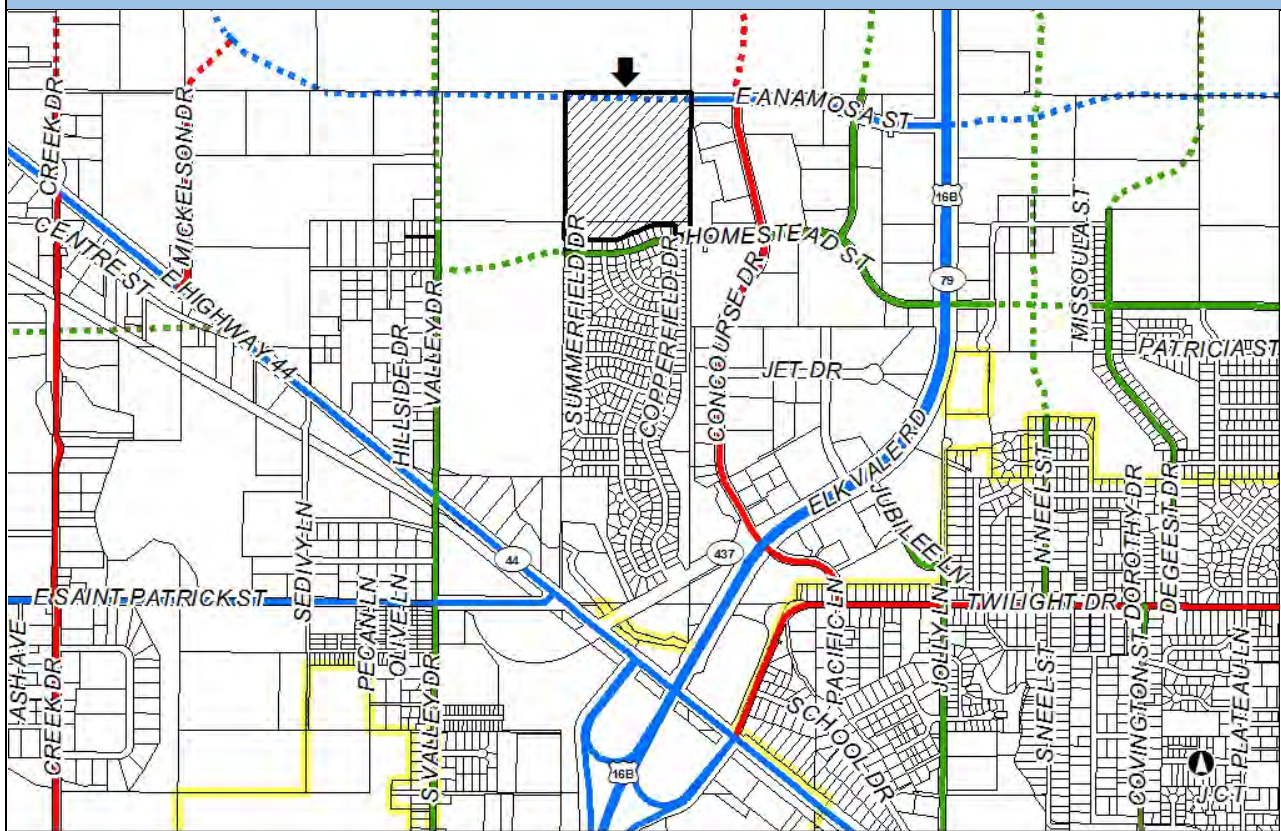
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan




Relevant Case History			
Case/File#	Date	Request	Action
08PD029	07/24/2008	Initial and Final Planned Development to construct 20 single-family lots	Planning Commission approved
07PD005	02/07/2007	Planned Development Designation	Staff approved
Relevant Zoning District Regulations			
Low Density Residential District and Medium Density Residential District		Required	Proposed
Lot Area		6,500 sf for single-family / 4,000 sf for townhomes	Indicates compliance
Lot Frontage / Lot Width		25 feet for single-family / 16 feet for townhomes	Indicates compliance
Maximum Building Heights		2½ stories or 35 feet	One story or two story no higher than 35 feet
Maximum Density		30% for single-family / 40% for townhomes	Indicates compliance
Minimum Building Setback:			
• Front		20 feet for single-family / 25 feet for townhomes	Requesting an Exception to reduce the minimum required front yard setback from 25 feet to 20 feet for townhome lots
• Rear		25 feet	25 feet
• Side		8 feet for one-story/ 12 feet for two stories	Indicates compliance
• Street Side		20 feet for single-family / 25 feet for townhomes	Requesting an Exception to reduce the minimum required setback from 25 feet to 20 feet for townhome lots
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		2 per dwelling	2 per dwelling
• # of ADA spaces		N/A	N/A
Signage		As per RCMC 17.50.080	Proposed subdivision sign previously approved on the corner of Homestead Street and Copperfield Drive
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 property is located north of the Copperfield Vistas Subdivision and is approximately 44.3 acres in size. The property is currently void of structural development. The applicant is proposing to create a residential development with a mix of single-family and two-unit townhomes.

2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned a mix of Low Density Residential District and Medium Density Residential District. Two-unit townhomes are identified as a permitted use in the Medium Density Residential District. Two-unit townhomes are permitted in the Low Density Residential District when approved through a Final Planned Development Overlay.
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 for the townhome lots. The Low Density Residential District and the Medium Density Residential District identify that a minimum 20 foot front yard setback is required from sub-collector streets. Chapter 17.50.030 of the Rapid City Municipal Code identifies a 25 foot front yard setback for all townhomes. The reduction in setback from 25 feet to 20 feet will be in keeping with the minimum required setbacks in the Low Density Residential District and the Medium Density Residential District and maintain a standard setback in the area. In addition, the Planning Commission recently granted a similar setback reduction for a townhome located south of the proposed development. Staff recommends that the Exception to reduce the minimum required front yard setback from 25 feet to 20 feet for the proposed two-unit townhomes from sub-collector streets.
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 a mix of Low Density Residential District and Medium Density Residential District. Single-family dwellings and two-unit townhomes are identified as a permitted use in the district. Chapter 17.50.030 of the Rapid City Municipal Code states that townhomes are permitted in the Low Density Residential District with an approved Final Planned Development Overlay.
5. Any adverse impacts will be reasonably mitigated:	To date, the property has not been platted. Prior to issuance of a Building Permit, a Final Plat must be approved. Platting the property will ensure that utilities, drainage and street improvements are provided as per the City's Infrastructure Design Criteria Manual.
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:	The applicant is proposing a residential development consisting of a mix of single-family dwellings and two-unit townhomes. The applicant is requesting an Exception to reduce the minimum required front yard setback from 25 feet to 20 feet for townhomes that abut sub-collector streets. The Low Density Residential District and Medium Density Residential District allow a 20 foot front yard setback from sub-collector streets. The proposed reduction is in compliance with the intent of the zoning districts and will maintain a standard setback in the proposed development.

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 development consists of multiple phases with a mix of single-family dwellings and two-unit townhomes. The residential development to the south consists primarily of single-family dwellings. The

	addition of two-unit townhomes supports the Comprehensive Plan goal of providing a mix of housing types.
BPG-3.2B	Housing to Enhance Vibrancy: As noted above, the proposed development supports the goal of providing a mix of housing types and incorporating a range of housing types.
	A Vibrant, Livable Community
LC-2.1C	Variety of Housing Types: The proposed Final Planned Development Overlay supports the Comprehensive Plan goal of creating a vibrant, livable community by incorporating a mix of single-family dwellings and two-unit townhomes.
LC-2.1F	Phased Development: The applicant has submitted a phasing plan indicating that Phases 3 and 4A will consist of two-unit townhome development. Future phases will include a mix of single-family dwellings and two-unit townhomes depending on market demands.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1F	Transportation Standards and Plans: The applicant should be aware that a Preliminary Subdivision Plan, Development Engineering Plans, and a Final Plat must be submitted for review and approval prior to issuance of a Building Permit. The platting process will ensure that the proposed development conforms to the City's adopted engineering standards and criteria.
	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed residential development supports the Comprehensive Plan goal of encouraging a mix of housing types. The proposed two-unit townhomes will enhance the housing available in an area that primarily consists of single-family dwellings.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	

EV-NA1.1A	Residential Growth: The proposed residential development supports the Comprehensive Plan goal of expanding residential growth between Cambell Street and Elk Vale Road. The proposed residential development also supports the goal of increasing housing diversity.
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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 six phase development will consist of a mix of single-family dwellings and two-unit townhomes. The proposed residential development supports the Comprehensive Plan goals of providing a mix of housing types to provide housing diversity and encourages housing growth in the Elk Vale Road Neighborhood Area. The Exception to reduce the minimum required front yard setback from 25 feet to 20 feet is in compliance with the Low Density Residential District and Medium Density Residential District requirements and maintains a standard setback from sub-collector streets. The applicant should be aware that prior to issuance of a Building Permit, a Preliminary Subdivision Plan application, Development Engineering Plan application, and a Final Plat must be submitted for review and approval.</p>

Planning Commission Recommendation and Stipulations of Approval	
<p>The Development Review Team recommends that the Final Planned Development Overlay be approved with the following stipulations:</p>	
1.	An Exception is hereby granted to reduce the minimum required front yard setback from sub-collector streets for townhome lots from 25 feet to 20 feet;
2.	Prior to issuance of a Building Permit, a Preliminary Subdivision Plan, Development Engineering Plans, and a Final Plat shall be approved;
3.	Upon submittal of a Preliminary Subdivision Plan, the applicant shall revise the plans to address redlined comments and return the redlined plans to the Department of Community Development;
4.	Prior to issuance of a Sign Permit for the proposed subdivision sign, a sign easement shall be recorded. All signage shall be in compliance with the Sign Code. A sign permit is required for all signs;
5.	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; and,
6.	The Final Planned Development Overlay shall allow for a single-family and two-unit townhome development. Any change in use that is a permitted use in the underlying zoning districts in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the underlying zoning districts 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)	
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Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any 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 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.