



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

June 25, 2015

Applicant Request(s)
Case # 15PD016 – Initial Planned Development Overlay to allow for a student residence building
Companion Case(s) File #15RZ012 - Rezoning from General Commercial District to High Density Residential District - File #15RZ013 – Rezoning from General Commercial District to High Density Residential District – File #15VR010 – Vacation of Right-of-Way for the alley as it abuts the property to Maple Avenue

Development Review Team Recommendation(s)
Approve with stipulations in conjunction with the associated Rezoning requests

Project Summary Brief	
The applicant has submitted an Initial Planned Development Overlay to allow a student residence building to be utilized by the South Dakota School of Mines & Technology (SDSMT). In particular, the applicant is proposing to construct a six story building with 125 sleeping rooms for a total of 202 beds. The applicant has indicated that a second phase is planned for the future. An existing duplex will be demolished to construct additional parking and an existing six unit apartment building and a duplex located on the southeast side of the property will remain in use until Phase II is submitted for review. The applicant is requesting the following Exceptions: an Exception to reduce the minimum required parking from 164 parking spaces to 155 parking spaces, an Exception to allow landscaped boulevards in lieu of landscaped parking islands, an Exception to allow 24 foot wide parking aisles in lieu of 26 feet, an Exception to reduce the front yard setback that abuts Saint Joseph Street from 35 feet to 10 feet, and an Exception to reduce the minimum required front yard setback that abuts Maple Avenue from 35 feet to 18 feet.	
Applicant Information	Development Review Team Contacts
Applicant: South Dakota School of Mines and Technology Foundation	Planner: Fletcher Lacock
Property Owner: South Dakota School of Mines and Technology Foundation	Engineer: Dan Kools
Architect: Holland Basham Architects	Fire District: Tim Behlings
Engineer: FMG, Inc	School District: Janet Kaiser
Surveyor: FMG, Inc	Water/Sewer: Dan Kools
Other: Wyss Associates, Inc	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South side of East Saint Joseph Street between Maple Avenue and Elm Avenue
Neighborhood	Downtown / Skyline Drive
Subdivision	Denmans Subdivision
Land Area	90,643 square feet
Existing Buildings	4,084 square feet
Topography	Sloping upward from north to south
Access	Access is proposed from Maple Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain on north side of the W½ of Lot 6 and Lot 7 / 500-year floodplain protected by levee on Lots 8 through 16

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC / HDR	MUC – Revitalization Corridor	One and two story dwellings
Adjacent North	GC	MUC – Revitalization Corridor	One story commercial
Adjacent South	PF	MUC	Void of structural development
Adjacent East	GC - PD	MUC – Revitalization Corridor	Parking lot
Adjacent West	GC / HDR	MUC – Revitalization Corridor	Vacant one story dwellings



Relevant Case History			
Case/File#	Date	Request	Action
NA			
Relevant Zoning District Regulations			
High Density Residential District	Required	Proposed	
Lot Area	68,250 square feet	90,643 square feet	
Lot Width	100 feet	265 feet	
Maximum Building Heights	7 stories or 65 feet	6 stories and 65 feet	
Maximum Density	25%	13.7%	
Minimum Building Setback:			
• Front	35 feet from Saint Joseph Street	Requesting 10 feet	
• Rear	30 feet	78 feet	
• Side	16 feet	51 feet	
• Street Side	35 feet from Maple Avenue	Requesting 18 feet	
Minimum Landscape Requirements:			
• # of landscape points	78,173	78,350	
• # of landscape islands	Four	Requesting Exception to provide landscaped boulevards	
Minimum Parking Requirements:			
• # of parking spaces	164	Requesting reduction to 155	
• # of ADA spaces	6 ADA / One van accessible	6 ADA / One van accessible	
Signage	One sign per street frontage / 32 square feet per sign / 10 foot setback required	Two signs / Size not indicated	
Fencing	None required	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 Initial 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 90, 643 square feet in size and the minimum required lot size for the proposed development is 68,250 square feet. The applicant is proposing to construct a six-story student residence building for the SDSMT Foundation providing 202 beds. The property increases in elevation approximately 20 feet from north to south.
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 General Commercial District and High Density Residential District. The applicant has also submitted two Rezoning applications (File #15RZ012 and #15RZ013) to change the land use designation of property zoned General Commercial District to High Density Residential District. High density apartments are identified as a permitted use in the High Density Residential District. The applicant is requesting Exceptions to reduce the minimum required setbacks, reduce the minimum required parking, to allow landscaped boulevards in lieu of

	landscaped parking islands, and to reduce the parking aisle width.
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>The applicant is requesting exceptions to the parking regulations as per Chapter 17.50.270 of the Rapid City Municipal Code. The applicant is also requesting Exceptions to reduce the minimum required setbacks from Saint Joseph Street and Maple Avenue from 35 feet to 10 feet and 18 feet respectively. These exceptions are required for the proposed six story apartment structure. In addition, the applicant is requesting an Exception to reduce the minimum required parking aisle width from 26 feet to 24 feet and to waive the requirement to provide four landscaped parking islands and to provide landscaped boulevards in lieu.</p> <p>Chapter 17.14.040 of the Rapid City Municipal Code requires a minimum front yard setback and side yard setback that abuts a street of 35 feet. The applicant is requesting an Exception to reduce the minimum required setbacks to 10 feet and 18 feet from Saint Joseph Street and Maple Avenue respectively. The existing right-of-way accommodates the street design and provides adequate pedestrian access that is in compliance with the design standards as per the Infrastructure Design Criteria Manual. In addition, the proposed setbacks are similar to those granted for the apartments located on the block to the east which maintains a consistent character to the neighborhood. The proposed development also removes access approaches from Saint Joseph Street which supports reducing the potential for access-related crashes which is identified as a principle component to providing a safe transportation system and supports the Core Values identified in the City's adopted Comprehensive Plan.</p> <p>Chapter 17.50.270 of the Rapid City Municipal Code requires that a minimum of 151 parking spaces for the proposed dorm, nine parking spaces for the existing six unit apartment, and four parking spaces for the existing duplex. The minimum required parking for the entire complex is 164 parking spaces with six spaces being handicap accessible. The applicant is requesting an Exception to reduce the minimum required parking nine spaces from 164 parking spaces to 155 parking spaces. The applicant has stated that with an increase in out of state and international students, not all residents will have vehicles. In addition, the SDSMT has stated that 71% of on-campus dormitory residents and 64% of off-campus dormitory residents purchase parking passes. Special parking passes will be issued to residents for use of the parking. The elimination of approach locations along Maple Avenue and Saint Joseph Street will increase the number of on-street parking spaces available. The applicant is requesting a 5.4% reduction in parking. The Community Planning and Development Services Director has the authority to approve a less than 20% reduction in parking</p>

	<p>administratively. For the above reasons, staff recommends that the Exception to reduce the minimum required parking be granted.</p> <p>Chapter 17.50.270 of the Rapid City Municipal Code requires that parking lots aisles have a minimum width of 26 feet. The applicant is requesting to reduce the required parking aisle width from 26 feet to 24 feet. The site plan shows that the proposed parking spaces provide a 16 foot stall depth with a two foot overhang which should prevent vehicles from encroaching in the 24 foot aisle. Planning Commission has previously granted Exceptions to allow a 24 foot aisle width. It appears that a 24 foot parking aisle width is sufficient within other similar parking lots. As such, staff recommends that the Exception be granted to reduce the minimum parking aisle width from 26 feet to 24 feet.</p> <p>Chapter 17.50.300 of the Rapid City Municipal Code requires that a minimum of four landscaped parking islands be provided for the proposed 155 parking spaces. The applicant is requesting an Exception to allow landscaped boulevards in lieu of the landscaped parking islands. The proposed parking layout with landscaped boulevards allows for larger landscaped areas that support the growth of trees and will provide usable open space during the spring and fall and an area for snow removal during the winter. The design also accommodates the rise in elevation on the property from north to south. The applicant has also indicated that the proposed landscape boulevards promote sustainable design principles combating heat island effects and encouraging tree canopies in parking lots. For these reasons, staff recommends that the Exception be granted.</p> <p>The applicant has recently submitted a Vacation of Right-of-Way request for the alley as it abuts the property to Maple Avenue. The applicant is proposing to construct an eight foot wide walking path with landscaping in the vacated alley. The applicant should be aware that prior to submittal of a Final Planned Development, the Vacation of Right-of-Way must be approved or the design of the complex must be changed accordingly.</p>
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	The removal of access approaches onto Saint Joseph Street, a Principal Arterial Street, will reduce the potential of access-related crashes. The proposed residence building along Saint Joseph Street will screen the parking from the street. The design of the parking and landscaped boulevards will provide usable open spaces for residents and provide a space for snow removal. The applicant has indicated that in combination with parking located on-campus, a total of 2,200 parking spaces are associated

	with the SDSMT campus and residences. Based on the total number of students, a minimum of 1,901 parking spaces are needed for a university.
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 to provide student housing for the SDSMT. The applicant has demonstrated that the requested Exceptions will have a minimal impact on adjacent properties and will serve to enhance the established character of the neighborhood and the Core Values of the City's adopted Comprehensive Plan.

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-1.1D	Sustainable Development: The proposed landscaped boulevards provide a larger area for the growth of trees that will help mitigate “heat island” effects and provide usable open spaces during the spring and fall and snow removal areas for the winter.
BPG-1.2C	Priority Revitalization Corridors: The proposed development supports the reinvestment and redevelopment in the Main and Saint Joseph Streets corridor and enhances the connections and synergy between the downtown and the SDSMT campus.
 A Vibrant, Livable Community	
LC-1.1D	Connected Amenities: The applicant has submitted a Vacation of Right-of-Way request for the alley as it abuts the subject property west to Maple Avenue. The applicant's site plan shows a pedestrian walkway and landscaping within this area. The proposed eight foot wide walking path is a continuation of the path located on the block to the east and promotes the connectivity between the SDSMT campus and off-campus residences. The applicant should be aware that the Vacation of right-of-way must be approved prior to submittal of a Final Planned Development application or the design of the complex must be changed accordingly.
LC-1.1E	Context-Sensitive Design: The proposed setback reductions are consistent with what has previously been granted for the area which maintains the character of the neighborhood and promotes the intensification of use in a Revitalization Corridor.
LC-2.1B	Comprehensive Housing Strategy: The proposed development provides a needed housing component for students adjacent to the SDSMT campus.
LC-2.2A	Neighborhood Connections: The applicant is proposing to Vacate the alley right-of-way adjacent to the subject property west to Maple Avenue. The proposed eight foot wide pedestrian pathway continues a trail to provide a connection to the SDSMT campus located to the east.
LC-3.2C	Pedestrian and Bicycle Linkages: The proposed alley Vacation promotes the linkage of off-campus student housing with the SDSMT campus and potentially downtown in the future.

 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1A	Pedestrian and Bicycle Networks: The proposed eight foot wide pedestrian pathway located in the alley promotes connectivity and the development of a trail system that connects off-campus student housing and the SDSMT campus.
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: The proposed development will remove two approaches onto Saint Joseph Street which is identified as a Principal Arterial Street on the City's Major Street Plan.
TI-2.1E	Access Management Planning: The removal of two existing approaches onto Saint Joseph Street will reduce the potential for access-related crashes along the street. Access is proposed onto Maple Avenue and Kansas City Street.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: The proposed student housing meets a need demonstrated by the SDSMT campus growth.
EC-2.3A	Student Housing and Entertainment: The proposed development enhances the redevelopment of the Main and Saint Joseph Streets corridor and provides a needed housing option for SDSMT students.
 Outstanding Recreational and Cultural Opportunities	
	NA
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: 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. In addition, a Final Planned Development Overlay must be approved prior to start of construction.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial – Revitalization Corridor
Design Standards:	
GDP-MU7	Rehabilitation of Existing Activity Centers and Corridors: The proposed Initial Planned Development Overlay and associated Rezoning requests promote the revitalization of the Main and Saint Joseph Streets corridor. The proposed dormitory abuts Saint Joseph Street with parking located behind the structure and the proposed plan identifies a partial Vacation of the alley right-of-way and the extension of a walking path which will provide a pedestrian connection to the adjacent apartment development walking path and the SDSMT campus.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive
Neighborhood Goal/Policy:	
DSD-NA1.1E	South Dakota School of Mines and Technology: The proposed Initial Planned Development Overlay and the associated Rezoning requests support the intensification of uses and revitalization of the Main and Saint Joseph Streets

	corridor and improves the connection between the SDSMT campus and downtown.
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Findings	
Staff has reviewed the Initial Planned Development Overlay to allow for a student residence building 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. In conjunction with the associated Rezoning requests to High Density Residential District, it appears that the requested Initial Planned Development Overlay will serve to support the revitalization of the Main and Saint Joseph Streets corridor meeting a housing need and enhancing the established character of the area. A Final Planned Development must be approved prior to issuance of a Building Permit.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial Planned Development Overlay to allow a student residence building be approved with the following stipulations:	
1.	If the Planning Commission should determine that the reduction in parking is appropriate, staff recommend that the Exception to reduce the minimum required parking from 164 parking spaces to 155 parking spaces be granted;
2.	An Exception is hereby granted to reduce the minimum required front yard setback along Saint Joseph Street from 35 feet to 10 feet;
3.	An Exception is hereby granted to reduce the minimum required side yard setback that abuts Maple Avenue from 35 feet to 18 feet;
4.	An Exception is hereby granted to reduce the minimum required parking aisle width from 26 feet to 24 feet;
5.	An Exception is hereby granted to allow the proposed landscaped boulevards in lieu of the minimum required four landscaped parking islands;
7.	Prior to submittal of a Final Planned Development, the Vacation of Right-of-Way for the alley shall be approved or the design of the complex must be changed accordingly; and,
8.	The Initial Planned Development Overlay shall allow a student residence building. Any change in use that is a permitted use in the underlying zoning districts and in compliance with the parking and development standards of the Zoning 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 Final Planned Development Overlay.