



Rapid City Planning Commission

Final Planned Development Overlay Project Report

August 6, 2015

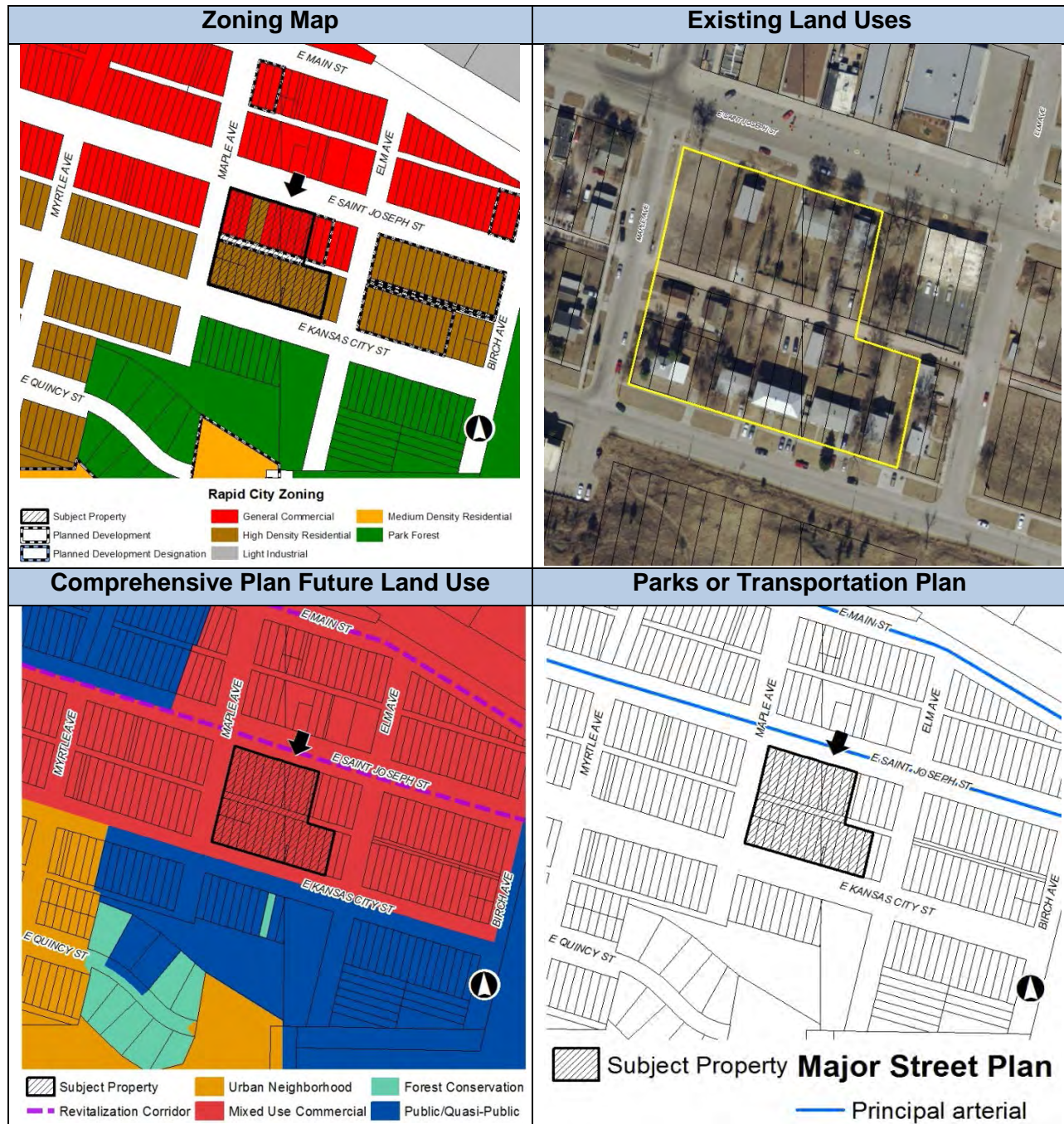
Applicant Request(s)
Case # 15PD022 – Final Planned Development Overlay to allow for a student residence building
Companion Case(s)

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

Project Summary Brief	
The applicant has submitted a Final 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 following Exceptions were previously granted: 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
15PD016	6/25/2015	Initial Planned Development Overlay	Approved
15RZ012	7/20/2015	Rezoning from GC to HDR	City Council approved
15RZ013	7/20/2015	Rezoning from GC to HDR	City Council approved
15VR010	8/3/2015	Vacate a portion of alley right-of-way	Planning Commission approved 7/9/2015. Goes to City Council on 8/3/2015
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	Exception granted to allow a 10 foot setback
• Rear		30 feet	78 feet
• Side		16 feet	51 feet
• Street Side		35 feet from Maple Avenue	Exception granted to allow an 18 foot setback
Minimum Landscape Requirements:			
• # of landscape points		78,173	78,350
• # of landscape islands		Four	Exception granted to waive requirement
Minimum Parking Requirements:			
• # of parking spaces		164	Exception granted to allow 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 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 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	The property is zoned High Density Residential District. High density apartments are identified as a permitted use in the High Density Residential District. The Planning

practical difficulty or undue hardship:	Commission previously granted 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:	On June 25, 2015, the Planning Commission approved an Initial Planned Development Overlay (File #15PD016) and granted 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.
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:	<p>The applicant has also submitted a Vacation of Right-of-Way request (File #15VR010) for the alley adjacent to the subject property. The applicant is proposing to construct an eight foot wide pedestrian pathway through the vacated alley. The landscape plan identifies trees located in this vacated alley. There is a public sewer main located in the alley which will be secured in a public sewer easement. The roots of the proposed trees may damage the sewer main. As such, upon submittal of a Building Permit, a revised landscape plan must be submitted for review and approval that shows only shallow rooted vegetation to be planted in the vacated alley.</p> <p>In addition, the applicant has identified a stormwater quality feature located on the northeast side of the proposed apartment structure. Upon submittal of a Building Permit, additional stormwater quality design information must be submitted for review and approval to verify compliance with the Stormwater Quality Manual.</p>
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 previously approved 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-1.2C	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.
LC-1.1E	Context-Sensitive Design: The previously approved 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 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 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 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 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):	Mixed Use Commercial – Revitalization Corridor
Design Standards:	
GDP-MU7	Rehabilitation of Existing Activity Centers and Corridors: The proposed Final Planned Development Overlay promotes 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 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 Final Planned Development Overlay request supports the intensification of uses and revitalization of the Main and Saint Joseph Streets corridor and improves the connection between the SDSMT campus and downtown.

Findings
Staff has reviewed the Final 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. It appears that the requested Final 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.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow a student residence building be approved with the following stipulations:	
1.	Acknowledge the previously granted Exception to reduce the minimum required parking from 164 parking spaces to 155 parking spaces be granted;
2.	Acknowledge the previously granted Exception to reduce the minimum required front yard setback along Saint Joseph Street from 35 feet to 10 feet;
3.	Acknowledge the previously granted Exception to reduce the minimum required side yard setback that abuts Maple Avenue from 35 feet to 18 feet;
4.	Acknowledge the previously granted Exception to reduce the minimum required parking aisle width from 26 feet to 24 feet;
5.	Acknowledge the previously granted Exception to allow the proposed landscaped boulevards in lieu of the minimum required four landscaped parking islands;
7.	Upon submittal of a Building Permit, the applicant shall submit stormwater quality design

	information for review and approval to verify compliance with the Stormwater Quality Manual;
8.	Upon submittal of a Building Permit, a revised landscape plan shall be submitted for review and approval that shows only shallow rooted vegetation located within the vacated alley right-of-way; and,
9.	The Final 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 Major Amendment to the Final Planned Development Overlay.