



Rapid City Planning Commission

Planned Development Project Report

September 10, 2015

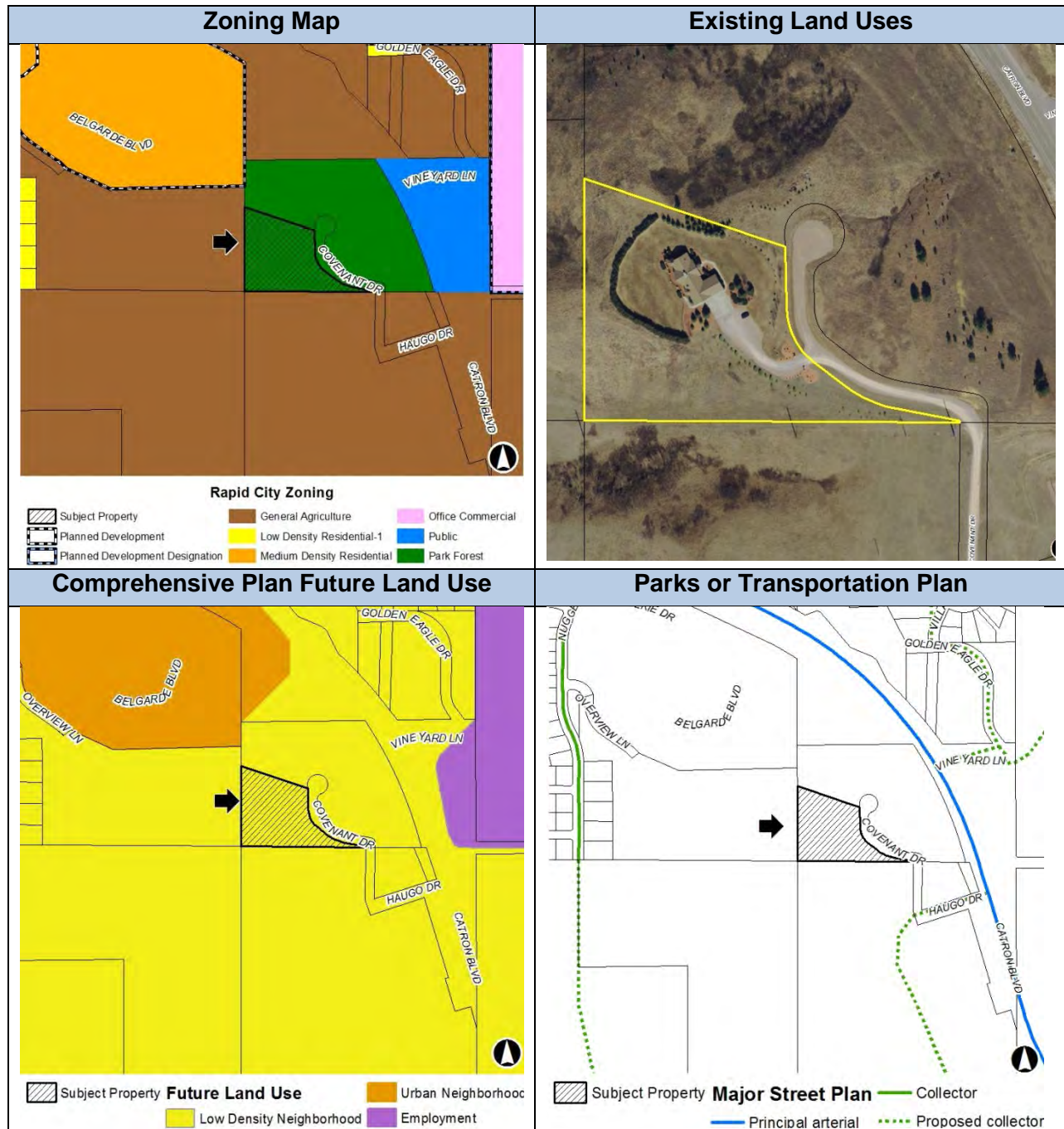
Applicant Request(s)
Case # 15PD028, a Final Planned Development to allow a bed and breakfast in the Park Forest District
Companion Case(s) #: 15OA005, an Ordinance Amendment to allow a bed and breakfast facility in the Park Forest District. Effective 8/28/15

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow a bed and breakfast be approved with the stipulations noted below.

Project Summary Brief	
The applicant has submitted a request for the Final Planned Development to allow a bed and breakfast in the Park Forest District. The proposed facility will be comprised of two suites located on the lower floor of the existing single family residence. On August 3, 2015, City Council approved an Ordinance Amendment (File #15OA005) to allow a bed and breakfast facility as a conditional use in the Park Forest District. The Ordinance will become effective August 28, 2015. Submitted plans show that the bed and breakfast facility will comprise approximately 1,800 total square feet on the lower level of the existing home. No additions or expansions to the existing structure are being requested as a part of this request. A 40 foot wide by 46 foot long paved parking pad is being provided in front of the existing three-stall garage. The property is located on Covenant Drive, an existing unpaved access easement which connects to Catron Boulevard via Huago Drive, a gravel surfaced street. The applicant is requesting an Exception to waive the requirement to pave the first 50 feet of their residential driveway.	
Applicant Information	Development Review Team Contacts
Applicant: Sharon Rose and Calvin Havorka	Planner: Robert Laroco
Property Owner: Sharon Rose and Calvin Havorka	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	6105 Covenant Drive, at the northern terminus of Covenant Drive
Neighborhood	U.S. Highway 16
Subdivision	Potts Subdivision
Land Area	3.6 acres (approximately 156,816 sq ft)
Existing Buildings	Existing single family residence
Topography	Generally level on the southern portions of the property, sloping sharply downhill on the northern and western portions of the property
Access	Via Covenant Drive, an access easement off of Huago Drive
Water Provider	Private well
Sewer Provider	Private sanitary wastewater septic system
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF	LDN	Single family residence
Adjacent North	PF	LDN	No structural development
Adjacent South	GA	LDN	Communications tower
Adjacent East	PF	LDN	No structural development
Adjacent West	GA	LDN	No structural development










Relevant Case History			
Case/File#	Date	Request	Action
15OA005	8/3/2015	Ordinance Amendment to allow a bed and breakfast facility as a conditional use in the Park Forest District	Approved: Effective 8/28/15
Relevant Zoning District Regulations			
General Commercial District		Required	Existing
Lot Area		Minimum 3.0 acres	3.6 acres, approximately 156,816 sq ft
Lot Frontage		50 ft along a public right-of-way, 100 ft at the front building line	Property has no frontage along a public street.
Maximum Building Heights		2 ½ stories, < 35 ft	2 stories, < 35 ft
Maximum Density			
Minimum Building Setback:			
• Front		20 ft	Approximately 120 ft
• Rear		50 ft	159.1 ft
• Side		30 ft	227.5 ft
• 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		1.0 per room +2.0 per dwelling unit	1.0 per room + 3 garage stalls
• # of ADA spaces		N/A	N/A
Signage		Per RCMC	One 10 in by 14 in sign, in compliance with RCMA
Fencing		Per RCMC	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 in a request for a Planned Development:	
	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 comprised of approximately 3.6 acres zoned Park Forest District. There are no conditions on the property related to size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	Based on the newly adopted Ordinance, a bed and breakfast facility is a conditional use in the Park Forest District. The applicant is requesting an Exception to waive the requirement to pave the first 50 feet of the existing driveway. The application of these regulations does not create a practical difficulty or undue hardship.
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 waive the requirement to pave the first 50 feet of the driveway. The property is accessed from Catron Boulevard via Huago Drive and then Covenant Drive. Neither Huago Drive nor Covenant Drive is currently paved. Requiring the applicant to pave their driveway would result in a discontinuous section of pavement.

4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	A bed and breakfast is a conditional use in the Park Forest District. Due to the requested Exception for the driveway, the applicant has submitted this request as a Final Planned Development. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	<p>The proposed bed and breakfast is located on 3.6 acres of property located in a sparsely populated area on the fringe of the City. The applicant is proposing a total of two beds for the proposed bed and breakfast. No additions or alterations to the existing structure are being proposed. Parking will be located on a paved parking pad located in front of the existing garage.</p> <p>Submitted materials show that the applicant is proposing one 10 inch by 14 inch wooden, non-illuminated sign to be located on one of the existing brick posts located at the property driveway. The proposed sign is comprised of earth-tone colors and complies with the requirements of the Rapid City Sign Code.</p> <p>The requested Exception does not appear to create any adverse impacts to the neighborhood. The isolation of the property, the low intensity of the use, and the character of the existing development in the neighborhood appear to mitigate any potential negative impact of the proposed bed and breakfast.</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.	Paving the first 50 feet of the driveway will result in a discontinuous pavement design. No additions or expansions of the existing home are being proposed as a part of the proposed bed and breakfast. The submitted operations plan and site plan show that all potential negative impacts of the use are being mitigated to the greatest extent possible. As such, staff recommends that the request to allow a bed and breakfast as a conditional use on the property be approved.

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-3.1B	<u>Future Land Use Flexibility</u> : The requested Final Planned Development will encourage the flexibility of the types of uses which may be permitted on the property. The use of the home as a residence as well as a bed and breakfast promotes the flexibility of land uses in the neighborhood.
 A Vibrant, Livable Community	
LC-1.1E	<u>Context Sensitive Design</u> : The proposed bed and breakfast will be located within an existing structure, and no additions or expansions are being proposed

	as a part of the request. In addition, the request to waive the requirement to pave the first 50 feet of the driveway promotes the existing character of the neighborhood as a Park Forest area developed at a very low density and intensity of development. The design and use of this facility mirrors the neighborhood character.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.3A	<u>Local Business Support</u> : The proposed bed and breakfast is a new local business. The Final Planned Development assists in providing a desirable location for this new local business.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The Final Planned Development requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Final Planned Development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N5	<u>Varied Neighborhood Character</u> : The proposed bed and breakfast contributes to the variety of, type of and intensity of residential uses within the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1B	<u>Mixed-Use Development</u> : The requested bed and breakfast promotes the development of mixed uses along the Highway 16 corridor.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:	
•	The Final Planned Development will serve as the tool to ensure that this development is in context with the surrounding neighborhood and that potential adverse impacts of development are mitigated to the greatest extent possible.
•	The Final Planned Development should have a minimal impact on the neighborhood the area road network, and adjacent properties.

•	The Final Planned Development promotes the development of mixed uses in the area while maintaining the residential character of the neighborhood.
•	The Exception to waive the requirement to pave the first 50 feet of the existing driveway is reasonable because neither Huago Drive nor Covenant Drive are paved leading up to the property boundary. Requiring the property owner to pave the driveway will result in a discontinuous section of pavement.
•	The Final Planned Development will serve as the tool to ensure that the operation of the bed and breakfast does not have a negative impact on the existing residential area while allowing a limited commercial use in the existing residence.

Staff recommends that the requested Final Planned Development be approved with the following stipulations:

1.	The requested Exception to waive the requirement to pave the first fifty feet of the existing driveway is hereby granted. A minimum of 4 off-street parking spaces shall be provided. All parking shall continually comply with the requirements of the Rapid City Municipal Code;
2.	This Final Planned Development shall allow for a bed and breakfast as a conditional use on the property. The bed and breakfast facility shall operate in compliance with the submitted operations plan and all requirements of the Park Forest District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment. All uses permitted in the Park Forest District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Planned Development.