



Rapid City Planning Commission

Planned Development Project Report

September 24, 2015

Applicant Request(s)
Case # 15PD031- Final Planned Development Overlay to allow townhomes
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development Overlay to allow townhomes be approved with the stipulations noted below.

Project Summary Brief	
The applicant has submitted a request for a Final Planned Development Overlay to allow construction of two townhomes in one structure on property zoned Low Density Residential District. The property is located within a Planned Development Designation and, to date, a Final Planned Development Overlay has not been approved for this lot. Now the applicant is proposing to develop the property and cannot obtain a building permit until such time as a Final Planned Development Overlay is approved for the property. No Exceptions are being requested as a part of this Final Planned Development Overlay. The applicant should note that prior to issuance of a Certificate of Occupancy, a Final/Minor Plat must be approved creating individual townhome lots.	
Applicant Information	Development Review Team Contacts
Applicant: Jeremiah Marvin	Planner: Robert Laroco
Property Owner: Jeremiah Marvin	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of the intersection of Auburn Drive and Charmwood Drive
Neighborhood	Deadwood Avenue Neighborhood
Subdivision	Auburn Hills Subdivision
Land Area	0.23 acres, approximately 10,018 sq ft.
Existing Buildings	None
Topography	Generally level
Access	Auburn Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
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	MDR/PDD	LDN	No structural development
Adjacent North	LDR-2	LDN	Townhomes
Adjacent South	MDR/PD	LDN	Townhomes
Adjacent East	MDR/PD	LDN	Townhomes
Adjacent West	MDR/PD	LDN	Townhomes










Relevant Case History			
Case/File#	Date	Request	Action
03PD051	10/09/2003	Planned Development Designation	Approved by staff
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	Minimum 4,000 sq ft/ townhome lot	Approximately 5,000 per townhome lot	
Lot Frontage	Minimum 50 feet	50 ft	
Maximum Building Heights	3 stories, <35 ft	1 story, approximately 20 ft	
Maximum Density	40%	20%	
Minimum Building Setback:			
• Front	20 ft	30 ft	
• Rear	25 ft	27 ft	
• Side	8 ft/8 ft	20 ft/13 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	2.0/ dwelling unit = 4	2.0/dwelling unit = 4	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	None proposed	
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;	There are no conditions on the property due to its size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is located within an existing Planned Development Designation (File #03PD051), requiring that a Final Planned Development Overlay be approved for the property prior to construction. The application of these regulations to this particular piece of property 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;	No Exceptions have been requested as a part of this Final Planned Development.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	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;	The proposed development meets all the requirements of the Low Density Residential District. This Final Planned Development Overlay will serve as the tool to ensure that all development of the property maintains the requirements

	of the Rapid City Municipal Code and meets the existing character of the neighborhood.
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.	No Exceptions to the Low Density Residential District are being requested as a part of this Final Planned Development Overlay. Based on compliance with the requirements of the zoning district and the development and character of the neighborhood, it appears that the Final Planned Developments Overlay achieves the standards of development and, as such, staff recommends that the request 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-1.1A	<u>Compact Growth</u> : The proposed townhomes promote compact growth in existing residential areas within City Limits.
 A Vibrant, Livable Community	
LC-1.1E	<u>Context Sensitive Design</u> : The proposed townhomes meet all the requirements of the Low Density Residential District and are in character with the development of townhomes and single family residences located in proximity to the subject property.
 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-3.2D	<u>Residential Development in Existing Infrastructure and Service Areas</u> : The proposed townhomes are located within existing service areas and infrastructure boundaries.
 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 Overlay requires notification of surrounding property owners and posting of a sign on the property. The Final Planned Development Overlay will be considered by the Planning Commission, which allows public input into the proposed development. As of this writing, there have been no inquiries into the requested Final Planned

	Development Overlay.
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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 townhomes contribute to the variety of, type of and intensity of residential uses within the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Deadwood Avenue Neighborhood
Neighborhood Goal/Policy:	
DA-NA1.1A	<u>Residential Growth</u> : The proposed townhomes promote the neighborhood goal of expanding residential development in the residential areas west of Haines Avenue.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:	
•	No Exceptions to the requirements of the Low Density Residential Development are being requested as a part of this Final Planned Development Overlay.
•	The Final Planned Development Overlay should have a minimal impact on the neighborhood the area road network, and adjacent properties.
•	The Final Planned Development Overlay supports and encourages the goals of the Deadwood Avenue Neighborhood, the Low Density Neighborhood, and the Core Values of the Comprehensive Plan.

Staff recommends that the requested Final Planned Development be approved with the following stipulations:	
1.	Prior to issuance of Certificate of Occupancy, the property shall be platted creating individual townhome lots.
2.	This Final Planned Development Overlay shall allow for townhomes to be developed on the property. All requirements of the Low Density Residential District shall be continually maintained. All uses permitted in the Low Density Residential District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses in the Low Density Residential District shall require a Major Amendment to the Planned Development.