



Rapid City Planning Commission

Final Planned Development Overlay Project Report

October 8, 2015

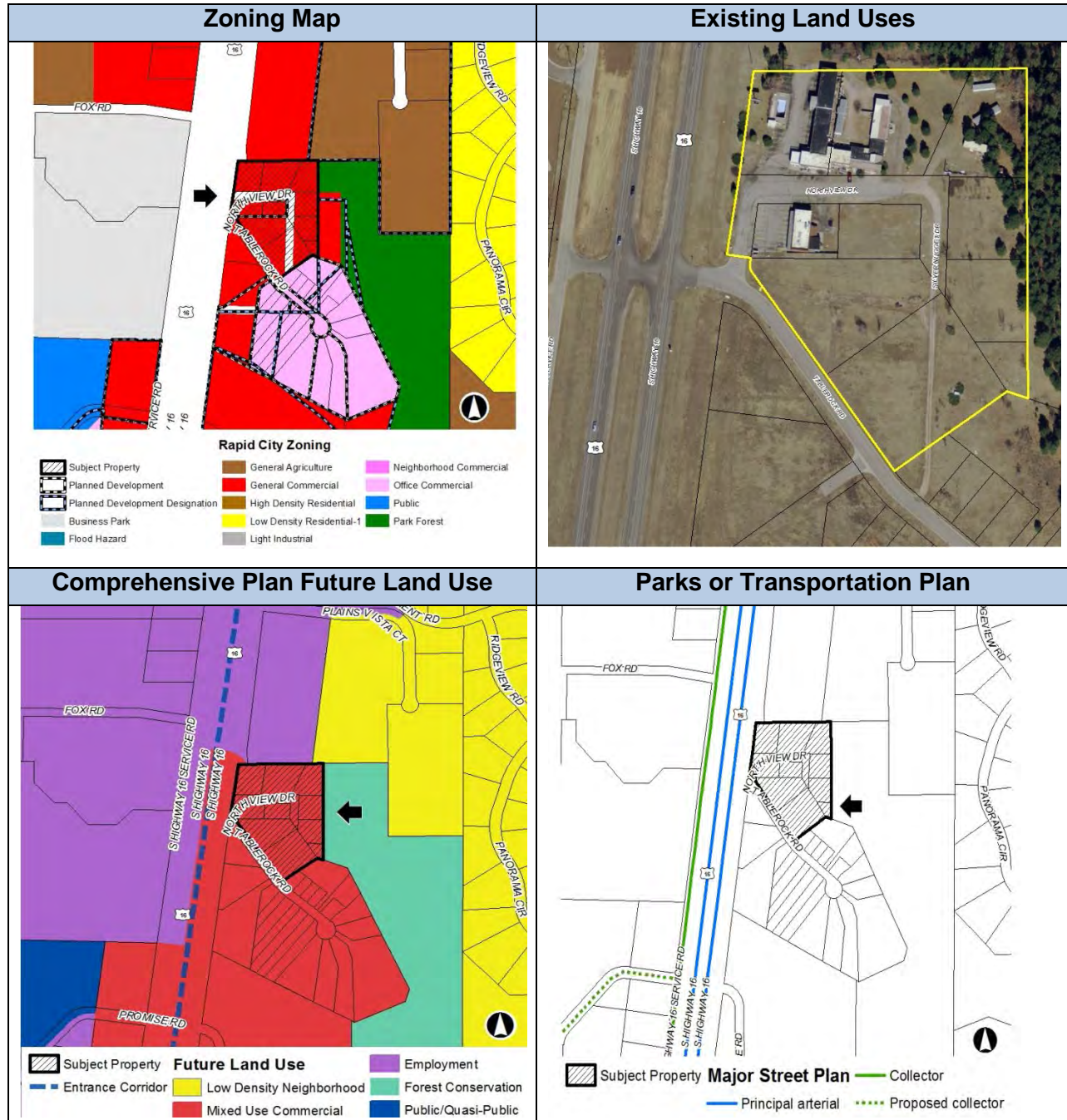
Applicant Request(s)
Case # 15PD038 – Final Planned Development Overlay to allow an assisted living facility
Companion Case(s) #15PL089 – Lot Line Consolidation Plat

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

Project Summary Brief
<p>The applicant has submitted a Final Planned Development Overlay application to allow an assisted living facility. In particular, the applicant is proposing to construct a one-story 47,600 square foot assisted living and memory care facility with a total of 61 rooms. In addition, the facility includes a three-story 69,000 square foot structure for transitional senior living with 36 one-bedroom and 24 two-bedroom units. The applicant is also requesting an Exception to allow a landscape buffer in lieu of the screening requirement on a portion of the south lot line.</p>
Applicant Information
Applicant: Mike Kuntz, ICON Holdings
Property Owner: ICON Holdings
Architect: ICON Architectural Group
Engineer: Dana Foreman, KLJ
Surveyor: NA
Other: NA
Development Review Team Contacts
Planner: Fletcher Lacock
Engineer: Dan Kools
Fire District: Tim Behlings
School District: N/A
Water/Sewer: Dan Kools
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1760 Tablerock Road
Neighborhood	U.S. Highway 16
Subdivision	Aladdin Heights and Tower Ridge 2
Land Area	7.28 acres
Existing Buildings	Void of structural development
Topography	The west side of the property is relatively flat with buildable areas. The east and northeast sides of the property begin to slope steeply to the east.
Access	Tablerock Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC and GC/PD	MUC-Entrance Corridor	Void of structural development
Adjacent North	GC and GA	EC-Entrance Corridor	Void of structural development
Adjacent South	GC and OC/PD	MUC-Entrance Corridor	Single-family and townhome development / dental clinic
Adjacent East	GC/PDD and PF	FC	Void of structural development
Adjacent West	BP	EC-Entrance Corridor	National American University



Relevant Case History			
Case/File#	Date	Request	Action
15VR002	07/06/2015	Vacation of Northview Drive and Silver Nugget Drive rights-of-way	Approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	7.28 acres
Lot Frontage		N/A	Approximately 500 feet
Maximum Building Heights		4 stories or 45 feet	3 stories and 38 feet
Maximum Density		75%	20.1%
Minimum Building Setback:			
• Front		25 feet	36 feet
• Rear		"0" feet	115 feet
• Side		"0" feet	112 feet
• Street Side		25 feet	60 feet
Minimum Landscape Requirements:			
• # of landscape points		250,840	296,990
• # of landscape islands		2	2
Minimum Parking Requirements:			
• # of parking spaces		51	65
• # of ADA spaces		3	4
Signage		Two square feet for every linear square foot of frontage	8 foot high monument sign
Fencing		8 feet	Requesting an Exception to allow a landscape buffer in lieu of a screening fence for a portion of the south property line. Proposing a six foot high screening fence along the remainder of the south property line.

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 Major Amendment to a Planned Development:	
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 7.28 acres in size and is zoned General Commercial District and General Commercial District with a Planned Development. The applicant is proposing to construct an assisted living facility which is a conditional use in the General Commercial District. The west part of the property is relatively flat with a buildable envelope. The northeast and east sides of the property begin to slope down into a valley to the east.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Commercial District. An assisted living facility is a conditional use in the district. The applicant is proposing to construct a six foot high screening fence along the south property line and is requesting an Exception to not provide the fence on the southeast side where the property begins to slope down



	into the valley. The site plan identifies a six foot high screening fence on the south property line which is required since the property to the south is residential. On the southeast corner, the topography is steeper and a screening fence would provide little buffering. In lieu of the fence, the applicant is proposing to plant an evergreen buffer. Staff recommends that the Exception be granted provided that the landscape buffer is comprised of evergreen trees.
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 purpose of the required screening fence is to provide a buffer between a residential property and a commercial property. The area that the applicant is requesting to not provide the screening fence has a major elevation change and a screening fence would not provide the buffer intended. Evergreen trees would provide the visual and physical buffer intended by the Zoning Ordinance.
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 applicant is proposing to construct a six foot high screening fence along the south property line and is requesting an Exception to not provide the fence on the southeast side where the property begins to slope down into the valley. The proposed screening fence along the south property line will provide the separation and buffer intended by the Zoning Ordinance. The steep slopes on the southeast side of the property line would negate the effectiveness of a screening fence. The proposed evergreen landscape buffer would provide the separation and screening intended by the Zoning Ordinance.
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:	As noted above, the evergreen landscape buffer would provide the intended separation between the assisted living center and the residential district to the south.

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a cellular communication tower	
1. The location, character and natural features of the property:	The subject property is the former location of the “Embers” restaurant and a motel. Northview Drive and Silver Nugget Drive rights-of-way have been vacated and the applicant has submitted a Lot Line Adjustment / Consolidation Plat to create a single lot. The west side of the property is relatively flat while the northeast and east sides of the property slope to the east into a valley.
2. The location, character and design of adjacent buildings:	Properties to the north and east are void of structural development. Property to the east slopes into a valley. The property to the west, across U.S. Highway 16, is developed with National American University. Property to

	the south is being developed with single-family and townhome dwellings.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to construct a six foot high screening fence along the south property line and is requesting an Exception to not provide the fence on the southeast side where the property begins to slope down into the valley. In lieu of the screening fence, the applicant is proposing to plant an evergreen landscape buffer. The Landscape Ordinance requires that 50% of landscaping be visible from residential districts whenever possible. As such, upon submittal of a Building Permit, a revised landscape plan must be submitted that shows more landscaping on the south side of the property including along Tablerock Road.
4. Proposed vegetation, topography and natural drainage:	The applicant has identified drainage areas on the property and has provided a drainage report. It appears that the proposed drainage plan will accommodate the proposed development.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access is from Tablerock Road. The applicant is proposing sidewalk along Tablerock Road but is requesting a variance to waive the installation of sidewalk along U.S. Highway 16. Prior to issuance of a Building Permit, the site plan must be revised to show sidewalk along U.S. Highway 16 or a variance must be obtained. The assisted living center requires that a minimum of 51 parking spaces be provided. The site plan identifies 65 parking spaces. The applicant should be aware that future garages or additions to the buildings will require an amendment to the Planned Development.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed assisted living facility will generate approximately 39 peak hour trips.
7. Proposed signs and lighting:	The site plan identifies the location of interior parking lot lighting. In addition, a monument sign is identified north of the proposed access off of Tablerock Road.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water. Public Works staff has indicated that there is interest by the City in upgrading the proposed water and sewer lines along the west property line to serve future development to the north. Upon submittal of a Building Permit, the applicant must address Public Works' redlined comments and submit revised plans for review and approval.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District. An assisted living facility is identified as a conditional use in the district. The Comprehensive Plan designates the area as suitable for mixed-use commercial which identifies higher density residential and senior housing as a secondary use.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed assisted living facility is in compliance with the land area regulations of the General Commercial District. The applicant is requesting an Exception to waive the requirement to provide a screening fence on the southeast side of the property due to steep topography and is proposing an evergreen landscape buffer in lieu of the screening fence.

11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the landscaping is provided in compliance with the Zoning Ordinance and that future expansions to the property will require an amendment to the Planned Development. The stipulations will also ensure that the screening and landscape buffering is being provided between the proposed assisted living facility and the residential properties to the south.

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	Compact Growth: The subject property is the former location of the “Ember’s” restaurant and a motel. The proposed redevelopment of the area as an assisted living facility takes advantage of existing water and sewer services and will clean up an area that has been in need of revitalization.
 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment: The proposed assisted living facility is a conditional use in the General Commercial District. Further south along Tablerock Road has been developed for single-family dwellings and townhomes. The proposed facility is residential in character and is compatible with existing development.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1E	Access Management Planning: The applicant is proposing access to the property from Tablerock Road east of the intersection of Tablerock Road and U.S. Highway 16.
 Economic Stability and Growth	
EC-2.2	The proposed assisted living facility supports the goal of enhancing quality healthcare services in the City.
 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 Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Mixed-Use Commercial / Entrance Corridor
Design Standards:	
GDP-GEC2	Streetscape Character: The Comprehensive Plan identifies street trees as a general design principle in Entrance Corridors. As such, upon submittal of a Building Permit, a revised landscape plan must be submitted adding more street trees along Tablerock Road. The Zoning Ordinance also requires that 50% of landscaping be visible from residential districts which are along Tablerock Road. Senior living is also identified as a secondary use in the Mixed-use Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
US16-NA1.1D	Entrance Corridors: The subject property is the former location of a vacant restaurant and motel. The proposed redevelopment of the site is an innovative solution to a problem property and promotes a positive image of the community.

Findings

Staff has reviewed the Final Planned Development Overlay to allow an assisted living facility pursuant to Chapter 17.50.050(F)5, Chapter 17.18, and Chapter 17.54.030 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 have a minimal impact on adjacent properties and will serve to ensure that the existing and proposed development on the property maintains the characteristics of the neighborhood and the goals and policies of the Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Final Planned Development Overlay to allow an assisted living facility be approved with the following stipulations:	
1.	An Exception is hereby granted to waive the screening fence requirement on the southeast side and to allow an evergreen landscape buffer in lieu of the fence;
2.	Upon submittal of a Building Permit, a revised landscape plan shall be submitted for review and approval that shows that 50% of the landscaping is visible from the residential district to the south including more trees along Tablerock Road;
3.	Upon submittal of a Building Permit, the plans shall be revised to address redlined comments from the Public Works Department regarding sewer and water services;
4.	Prior to issuance of a Building Permit, the site plan shall be revised to show sidewalk along U.S. Highway 16 or a variance shall be obtained; and,
5.	The Final Planned Development Overlay shall allow an assisted living facility with a total of 61 assisted living and memory care units and 60 transitional independent living units.

	Any expansion of the use in compliance with the parking regulations shall require a Minimal Amendment to the Planned Development. Any change in use that is a conditional use shall require the review and approval of a Major Amendment to the Planned Development.
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