



# Rapid City Planning Commission

## Major Amendment to a Planned Development Project

### Report

January 21, 2016

<b>Applicant Request(s)</b>
Case # 15PD048 – Major Amendment to a Planned Development Overlay to allow a townhome development in lieu of a tri-plex development
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that this item be continued to the February 4, 2016 Planning Commission meeting due to an error by the newspaper in the notification requirement.</b>

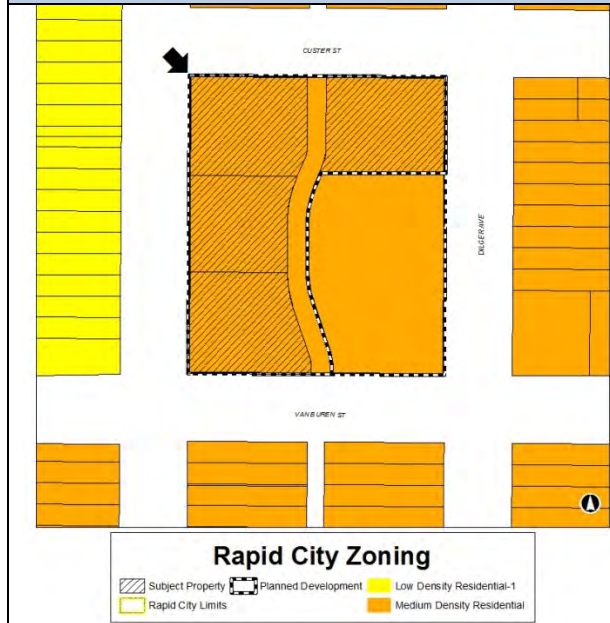
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Major Amendment to a Planned Development to allow a townhome development in lieu of a tri-plex development. In particular, the applicant, Black Hills Area Habitat for Humanity, has indicated that the availability of “Governors Homes” has changed the plans from the previously approved tri-plex homes to the proposed two-unit townhomes. The proposed townhomes will reduce the total number of units from 12 to 8. Exceptions were previously granted for the following: to reduce the minimum required front yard setback from 25 feet to 20.5 feet and to reduce the minimum required side yard setback for an accessory structure from 8 feet to “0” feet. As noted above, the newspaper failed to publish the notification as required. As such, staff recommends that this item be continued to the February 4, 2016 Planning Commission meeting.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Dream Design International Inc. for Black Hills Area Habitat for Humanity	Planner: Fletcher Lacock
Property Owner: Black Hills Area Habitat for Humanity	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of North 7 <sup>th</sup> Street and Custer Street
Neighborhood	North Rapid
Subdivision	North Rapid Addition #2
Land Area	Approximately 52,600 square feet
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Alley between Custer Street and Van Buren Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

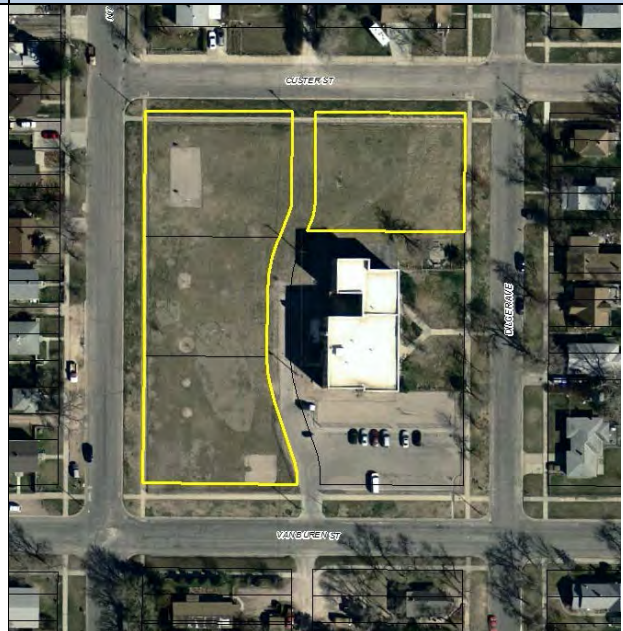
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PD	P/QP	Void of structural development
Adjacent North	MDR	UN	Single-family dwellings
Adjacent South	MDR	UN	Single-family dwellings
Adjacent East	MDR-PD	P/QP	Former Garfield School building
Adjacent West	LDR	LDN	Single-family dwellings

#### Zoning Map



#### Existing Land Uses



#### Comprehensive Plan Future Land Use



#### Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
13PD057	03/06/2014	Initial Planned Development Overlay to construct a residential development	Approved with stipulations
14PD007	04/24/2014	Final Planned Development Overlay to construct townhomes	Approved with stipulations
13PL139	03/06/2014	Preliminary Subdivision Plan to subdivide 2.41 acres creating five lots	Approved with stipulations
14PL040	07/18/2014	Final Plat	Staff approved

<b>Relevant Zoning District Regulations</b>		
<b>Medium Density Residential District</b>	<b>Required</b>	<b>Proposed</b>
Lot Area	4,000 square feet per townhome	Range between 6,486 square feet and 8,539 square feet
Lot Width	16 feet	Range between 50 feet and 60 feet
Maximum Building Heights	3 stories or 35 feet	One story
Maximum Density	40%	Range from 20% to 26.2%
Minimum Building Setback:		
<ul style="list-style-type: none"> <li>• Front</li> </ul>	25 feet	Exception granted to allow a 20.5 foot setback
<ul style="list-style-type: none"> <li>• Rear</li> </ul>	5 feet for accessory structures	Exception granted to allow a "0" foot setback / Proposing range from 5 feet to 8 feet
<ul style="list-style-type: none"> <li>• Side</li> </ul>	8 feet or 12 feet	Range from 10.4 feet to 18 feet
<ul style="list-style-type: none"> <li>• Street Side</li> </ul>	25 feet	Exception granted to allow a 20.5 foot setback
Minimum Landscape Requirements:		
<ul style="list-style-type: none"> <li>• # of landscape points</li> </ul>	N/A	N/A
<ul style="list-style-type: none"> <li>• # of landscape islands</li> </ul>	N/A	N/A
Minimum Parking Requirements:		
<ul style="list-style-type: none"> <li>• # of parking spaces</li> </ul>	2 per dwelling	2 per dwelling
<ul style="list-style-type: none"> <li>• # of ADA spaces</li> </ul>	N/A	N/A
Signage	One square feet per dwelling	No signage proposed
Fencing	N/A	None proposed

<b>Planning Commission Recommendation and Stipulations of Approval</b>
Staff recommends that the Major Amendment to a Planned Development to allow a townhome development in lieu of a tri-plex development be continued to the February 4, 2016 Planning Commission meeting due to an error by the newspaper in the notification requirement.