



Rapid City Planning Commission

Planned Development Project Report

February 4, 2016

Applicant Request(s)
Case # 15PD034, a Final Planned Development to allow multifamily housing
Companion Case(s) #: N/A

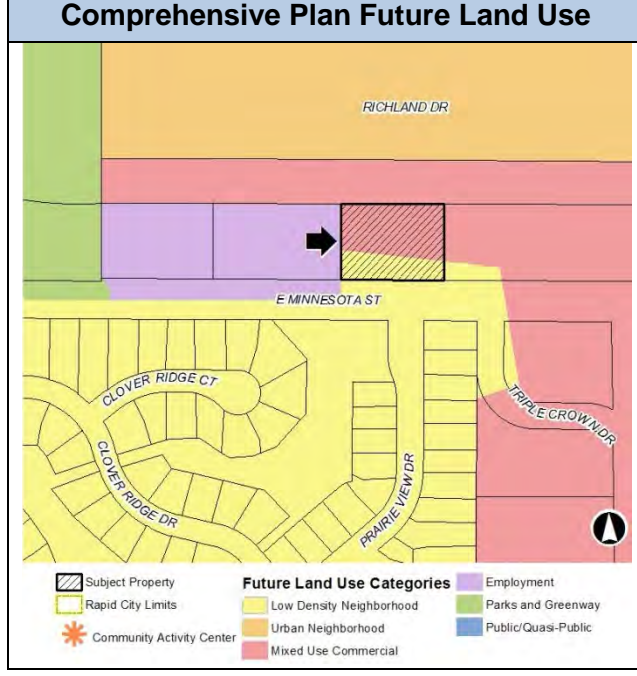
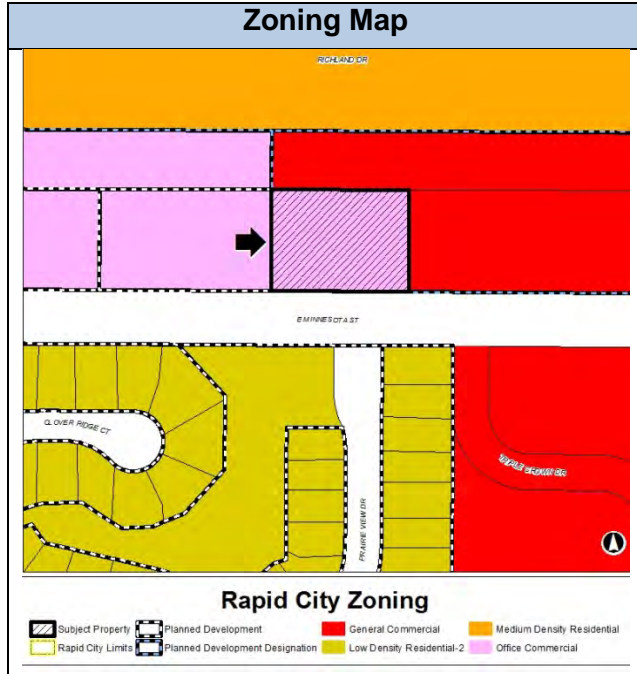
Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow multifamily housing be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Final Planned Development to allow development of a two story, 12-unit apartment building to be located on property zoned Office Commercial District. In 2013, a Final Planned Development (File #13PD017) was approved to allow construction of two apartment buildings on the subject property west of this site. Now the applicant is proposing to construct an additional apartment building which will architecturally match the existing apartment buildings on the property. No Exceptions are being requested as a part of this Final Planned Development request.

Development Review Team Contacts	
Applicant: OSH, LLC	Planner: Robert Laroco
Property Owner: OSH, LLC	Engineer: Nicole Lecy
Architect: Trachte Building Systems	Fire District: Tim Behlings
Engineer: Renner & Associates, LLC	School District: Janet Kaiser
Surveyor: Renner & Associates, LLC	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North of the intersection of East Minnesota Street and Prairie View Drive
Neighborhood	South Robbinsdale Neighborhood
Subdivision	Hamilton Subdivision
Land Area	0.932 acres, approximately 40,598 sq ft
Existing Buildings	Two existing 12 unit apartment buildings located to the west of site
Topography	Typically level, with a drainage channel running east to west across the northern property boundary
Access	East Minnesota Street
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	OC/PDD	MUC, LDN	No structural development
Adjacent North	GC/PDD	MUC	Drainage
Adjacent South	LDR-2/PD	LDN	Single family residential
Adjacent East	GC/PDD	MUC, LDN	No structural development
Adjacent West	OC/PD	Employment	Multifamily residential




Relevant Case History			
Case/File#	Date	Request	Action
13PD017	6/20/13	Final Planned Development to allow multifamily housing	PC approved with stipulations
02PD004	03/07/02	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed/Existing	
Lot Area	Minimum 22,000 sq ft (4,000 sq ft + 1,500 sq ft/ unit, 12 units)	0.932 acres, approximately 40,598 sq ft	
Lot Frontage	No minimum required	Approximately 500 ft	
Maximum Building Heights	3 stories, 35 feet	2 stories, approximately 24 ft	
Maximum Density	Maximum 35%	Approximately 18.96%	
Minimum Building Setback:			
• Front	25 ft	25.5 ft	
• Rear	25 ft	14.76 ft	
• Side	25 ft/25 ft	27.94 ft/ > 100 ft	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	32,903 points	33,510 points provided	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	18 spaces	43 spaces	
• # of ADA spaces	1 van accessible	2 ADA, 1 van accessible	
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;	Submitted plans show that property along the northern property line is located within the Federally Designated 100 Year Flood Plain. The applicant has submitted a Conditional Letter of Map Revision (CLOMR) revising the boundary of the floodplain. The revisions remove proposed structures from the boundary of the floodplain. A floodplain development permit must be obtained prior to issuance of a building permit for the property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	In 2002, the Planning Commission approved a Planned Development Designation which included the subject property within the boundary. As such, prior to issuance of a building permit, a Final Planned Development must be approved for the property. The application of these regulations to this 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	No Exceptions to the underlying zoning district have been requested as a part of this Final Planned Development.

regulations;	
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Due to the previously approved Planned Development Designation on the property, a Final Planned Development must be approved for the property prior to issuance of a building permit. 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>This Final Planned Development will serve as the tool to ensure that potential adverse impacts of the proposed apartment building are being sufficiently mitigated.</p> <p>Submitted plans show that a minimum of 18 parking spaces, including 1 van accessible parking space, are required. A total of 43 parking spaces, including 2 handicap accessible spaces, are being provided. One of the proposed handicap accessible parking spaces is van accessible. All parking requirements are being met.</p> <p>Submitted plans show that a minimum 32, 903 points of landscaping are required for this development. Plans show a total of 33,510 points of landscaping is being proposed. All landscaping requirements are being met.</p> <p>Submitted plans show that all setback, building height, and lot coverage requirements are being met.</p> <p>The applicant should note that as of this writing, an existing, occupied apartment building located on the subject property does not currently have a Certificate of Occupancy. Prior to issuance of a building permit for the proposed apartment building, a Certificate of Occupancy must be obtained for the existing apartment building known as 1250 East Minnesota Street.</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.	As previously discussed, no Exceptions to the underlying zoning criteria are being requested as a part of this Final Planned Development. The previously approved Planned Development Designation ensures that the development of this property is in character with the balance of the neighborhood and complies with the requirements of the Rapid City Municipal Code. Based on submitted plans, it appears that these objectives are being met. As such, staff recommends that the Final Planned Development to allow multifamily housing be approved with the stipulations noted.

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 proposed development is an example of infill

	development within established city limits.
	A Vibrant, Livable Community
LC-2.1C	<u>Variety of Housing Types</u> : The proposed development will allow for the construction of additional multifamily housing within the existing residential neighborhood. The proposed mix of residential housing types and price ranges contributes to the vibrancy and livability of the neighborhood.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	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):	Mixed Use Commercial, Low Density Neighborhood
Design Standards:	
GPD-MU2	<u>Integrated Housing</u> : The proposed development incorporates a wider variety of housing stock into a transitional area of development. The Future Land Use map shows this area as appropriate for a mix of residential and commercial uses. Higher density housing can be considered as an appropriate use in a mixed use commercial area, especially when located between lower density residential areas and commercial areas. The proposed apartment complex will serve as a transitional use between the primarily commercial Cambell Street corridor and the lower-density residential uses located to the west and south.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale Neighborhood
Neighborhood Goal/Policy:	
SR-NA1.1A	<u>Residential Growth</u> : The proposed apartments support the stated objective of expanding and developing residential growth in the South Robbinsdale Neighborhood.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:

•	The applicant has submitted a request to allow multifamily housing to be developed on property zoned Office Commercial District. Multifamily housing is a permitted use in the Office Commercial District and submitted plans show that the proposed multifamily housing meets all the land area regulations of the District.
•	The City's Future Land Use Plan shows the property appropriate for mixed use commercial development and low density neighborhood. Higher density housing can be considered appropriate for a mixed use commercial area if serving as a buffer between commercial development and lower-intensity residential uses such as those located south and west of the subject property. The proposed apartments will serve as a transitional buffer between residential and commercial development.
•	The proposed multifamily housing complies with the objectives of the South Robbinsdale Neighborhood policies.

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

1.	Prior to issuance of a building permit for the proposed apartment building, a Certificate of Occupancy shall be obtained for the existing, occupied apartment building located at 1250 East Minnesota Street;
2.	Prior to issuance of a building permit, a floodplain development permit shall be obtained;
3.	Prior to issuance of a Certificate of Occupancy, a Letter of Map Revisions (LOMR) must be obtained for those portions of the property located within the Federally Designated 100 Year Floodplain, and;
4.	This Final Planned Development shall allow for the development of multifamily housing on the property. All requirements of the Office Commercial District shall be continually maintained unless specifically authorized as a stipulation of approval in a future Major Amendment to the Planned Development. All uses permitted in the Office Commercial District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses shall require a Major Amendment to the Planned Development.