



Rapid City Planning Commission

Final Planned Development Overlay Project Report

February 4, 2016

| Applicant Request(s) |
|--|
| Case # 15PD046 – Final Planned Development Overlay to convert the Garfield School building into apartments |
| Companion Case(s) N/A |

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

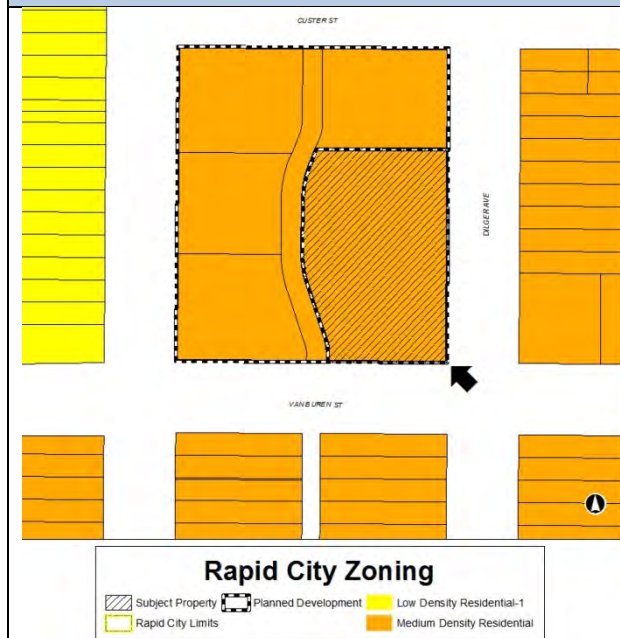
| Project Summary Brief | |
|--|----------------------------------|
| <p>(Update January 27, 2016. All revised and/or added text is shown in bold.) This item was continued from the January 21, 2016 Planning Commission meeting due to an error by the newspaper in the notification requirement. There are no further changes to the project report. The applicant has submitted a Final Planned Development Overlay to convert the existing three-story Garfield School building into a 12-unit apartment building. In addition, the applicant is requesting the following Exceptions: to allow five parking spaces on the west side of the property to back into the alley right-of-way and to allow those parking spaces to have a stall width of 9 feet in lieu of the minimum required stall width of 10 feet. Exceptions were previously granted to reduce the minimum required rear yard setback and to allow the existing 24 foot parking aisle width in lieu of the minimum required 26 foot width.</p> | |
| Applicant Information | Development Review Team Contacts |
| Applicant: Sunny B Properties, LLC | Planner: Fletcher Lacock |
| Property Owner: Sunny B Properties, LLC | Engineer: Dan Kools |
| Architect: Fennell Design Inc. | Fire District: Tim Behlings |
| Engineer: Dream Design International | School District: N/A |
| Surveyor: N/A | Water/Sewer: Dan Kools |
| Other: N/A | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|------------------------------------|
| Address/Location | 925 Dilger Avenue |
| Neighborhood | North Rapid |
| Subdivision | North Rapid Addition #2 |
| Land Area | 36,568 square feet |
| Existing Buildings | Three-story former school building |
| Topography | Relatively flat |
| Access | 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 | Garfield School building |
| Adjacent North | MDR-PD | P/QP | Void of structural development / Proposed townhome units |
| Adjacent South | MDR | UN | Single-family dwellings |
| Adjacent East | MDR | UN | Single-family dwellings |
| Adjacent West | MDR-PD | P/QP | Void of structural development / Proposed townhome units |

Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan









| Relevant Case History | | | |
|---|-----------------------------|---|----------------------------|
| Case/File# | Date | Request | Action |
| 13PD057 | 03/06/2014 | Initial Planned Development Overlay to construct a residential development | 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 |
| Relevant Zoning District Regulations | | | |
| Medium Density Residential District | Required | Proposed | |
| Lot Area | 23,000 square feet | 36,568 square feet | |
| Lot Width | 100 feet | Approximately 240 feet | |
| Maximum Building Heights | 3 stories or 35 feet | Existing 36 feet | |
| Maximum Density | 35% | 21% | |
| Minimum Building Setback: | | | |
| • Front | 25 feet | 68 feet | |
| • Rear | 8 feet or 12 feet | Requesting an Exception to reduce the rear yard setback from 25 feet to 14.5 feet | |
| • Side | 8 feet or 12 feet | 15 feet | |
| • Street Side | 25 feet | 96 feet | |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | 28,797 | 30,597 | |
| • # of landscape islands | N/A | N/A | |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | 18 | 22 | |
| • # of ADA spaces | 1 handicap "van accessible" | 5 handicap / 1 "van accessible" | |
| Signage | 32 square feet | One monument sign and two wall signs proposed | |
| Fencing | N/A | 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 for an Final Planned Development Overlay: | |
| 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 comprised of approximately 36,568 square feet of land zoned Medium Density Residential District with an approved Initial Planned Development Overlay (File #13PD057). The applicant is proposing to convert the existing "Garfield" school building into a 12-unit apartment building. Exceptions were previously granted to reduce the parking aisle width from 26 feet to 24 feet and to reduce the minimum required rear yard setback from 25 feet to 14.5 feet for the existing structure and parking. The applicant is proposing to move parking from the existing parking lot and relocate five parking spaces to the west side of the property. The southeast corner of the property will serve to accommodate drainage. |
| 2. The application of these regulations to this particular piece of property would create a practical difficulty or undue | As noted above, the applicant is proposing to create 12 apartment units and is requesting Exceptions for the alley parking. Public Works staff has indicated that the 20 foot stall depth should prevent issues with emergency vehicle |

| | |
|--|--|
| hardship: | and sanitary vehicle access. In addition, the residential use of the alley should not generate significant traffic to cause safety issues. |
| 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: | As noted above, the applicant is proposing to construct 5 parking spaces on the west side of the property that will back into the alley right-of-way. The parking is being moved from the existing parking lot to accommodate a stormwater treatment basin. Chapter 17.50.270(F)2 of the Rapid City Municipal Code requires that 90 degree parking that backs into an alley have 10 foot by 20 foot stalls. Public Works staff has indicated that the length of the parking spaces is more significant than the width due to the alley providing access for emergency vehicles and sanitary vehicles. The applicant is providing the minimum required parking stall length of 20 feet but is requesting an Exception to reduce the parking stall width from 10 feet to 9 feet. The subject property and the surrounding properties will be residential uses. Staff recommends that the Exceptions to allow parking spaces to back into an alley and to reduce the minimum required stall width from 10 feet to 9 feet be approved. |
| 4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed: | The property is zoned Medium Density Residential District with a Planned Development. The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others are allowed in the same district. |
| 5. Any adverse impacts will be reasonably mitigated: | As noted above, the alley is intended for residential traffic and access for emergency and sanitary vehicles. As noted above, the reduction in parking stall width and allowing vehicles to back into the right-of-way should be mitigated by the minimum parking stall length of 20 feet being provided. The applicant should be aware that upon submittal of a Building Permit, a drainage plan and grading plan must be submitted for review and approval showing that the proposed improvements accommodate stormwater drainage. |
| 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, Exceptions to the rear yard setback and parking aisle width have previously been granted. In addition, the applicant is requesting Exceptions to allow new parking to back into the alley right-of-way and to have a stall width of 9 feet in lieu of 10 feet as required for parking that backs into an alley. The parking is for a residential purpose and the proposed parking stalls will meet the minimum 20 foot length as per Chapter 17.50.270(F)2 of the Rapid City Municipal Code ensuring that access for emergency and sanitary vehicles is not hindered. |

| |
|--|
| 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-3.2A | Mix of Housing Types: The proposed conversion of the “Garfield” school building provides a new housing option in an established neighborhood. |
|  A Vibrant, Livable Community | |
| LC-3.2B | Adaptive Reuse: The applicant is proposing to convert an unused school building into apartment units. |
|  A Safe, Healthy, Inclusive, and Skilled Community | |
| SHIS-5.1B | Facility Sharing and Reuse: As noted above, the applicant is proposing to convert a former school building into a 12-unit apartment building. This is an adaptive reuse of a former school facility. |
|  Efficient Transportation and Infrastructure Systems | |
| | N/A |
|  Economic Stability and Growth | |
| EC-1.2A | Housing Stock: The proposed school building conversion improves the diversity of housing options in a neighborhood that consists primarily of single-family dwellings. |
|  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. |

| Comprehensive Plan Conformance – Growth and Reinvestment Chapter | |
|--|---|
| Future Land Use Plan Designation(s): | Parks / Quasi-Public |
| Design Standards: | |
| N/A | The property is the former location of the “Garfield” school. The structure is no longer a school facility and the proposed apartments are an adaptive reuse of the property. |

| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter | |
|---|---|
| Neighborhood: | North Rapid |
| Neighborhood Goal/Policy: | |
| N/A | The Comprehensive Plan supports the reinvestment in the North Rapid |

| | |
|--|--------------------|
| | neighborhood area. |
|--|--------------------|

| Findings |
|---|
| Staff has reviewed the Final Planned Development Overlay to convert the Garfield school building into apartments pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed apartments are an adaptive reuse of a former school facility. The requested Exceptions are mitigated by the residential nature of the land use and adjacent properties residential use. The proposed apartments provide a new housing option in a predominantly single-family neighborhood. |

| Planning Commission Recommendation and Stipulations of Approval | |
|--|--|
| Staff recommends that the Final Planned Development Overlay to convert the Garfield School building into apartments be approved with the following stipulations: | |
| 1. | Acknowledge the previously granted Exception to reduce the minimum required rear yard setback from 25 feet to 14.5 feet; |
| 2. | Acknowledge the previously granted Exception to reduce the minimum required parking aisle width from 26 feet to 24 feet; |
| 3. | An Exception is hereby granted to allow the proposed five parking spaces on the west side of the property to back into the alley right-of-way; |
| 4. | An Exception is hereby granted to reduce the minimum required parking stall width for a parking space that backs into an alley from 10 feet to 9 feet; |
| 5. | Upon submittal of a Building Permit, a detailed grading plan and a detailed drainage plan shall be submitted for review and approval; |
| 6. | Upon submittal of a Building Permit, the plans shall be revised to show water and sewer service lines in compliance with the Infrastructure Design Criteria Manual; |
| 7. | Prior to issuance of a Building Permit for any exterior improvements affecting existing and proposed drainage; any drainage easements to be vacated shall be submitted and approved; and, |
| 8. | The Final Planned Development Overlay shall allow for a 12-unit apartment building. Permitted uses within the Medium Density Residential District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development. |