



Rapid City Planning Commission

Major Amendment to a Planned Development Project

Report

February 4, 2016

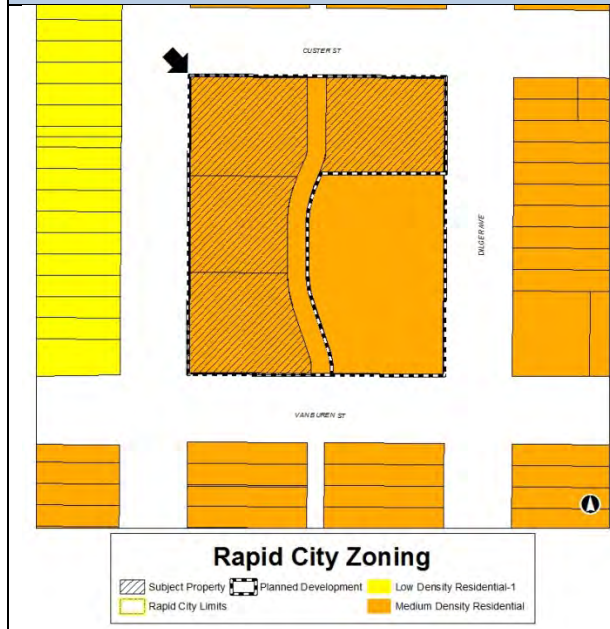
Applicant Request(s)
Case # 15PD048 – Major Amendment to a Planned Development Overlay to allow a townhome development in lieu of a tri-plex development
Companion Case(s) N/A
Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

Project Summary Brief	
<p>(Update January 26, 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. On January 19, 2016, staff met with the applicant to discuss the project. On January 21, 2016, the applicant submitted a revised site plan showing a single-family development in lieu of the townhomes. The applicant is proposing to construct eight single-family dwellings on eight separate lots. In addition, the applicant is requesting the following Exceptions: to reduce the minimum required side yard setback that abuts Custer Street from 20 feet to 10 feet for proposed Lots 1A and 4A, to reduce the minimum required side yard setback that abuts Van Buren Street from 20 feet to 13 feet for proposed Lot 3B, and to reduce the minimum required side yard setback on the south lot line of proposed Lot 4B from eight feet to five feet. 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 manufactured 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>	
Applicant Information	Development Review Team Contacts
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
Subject Property Information	
Address/Location	Southeast of the intersection of North 7 th 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

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




Relevant Case History			
Case/File#	Date	Request	Action
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

Relevant Zoning District Regulations		
Medium Density Residential District	Required	Proposed
Lot Area	6,500 square feet per dwelling	Range between 6,500 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	30%	Range from 19% to 25%
Minimum Building Setback:		
• Front	20 feet	20.5 feet
• Rear	5 feet for accessory structures	Proposing range from 5 feet to 8 feet
• Side	8 feet or 12 feet	Requesting an Exception to reduce from 8 feet to 5 feet for proposed Lot 4B
• Street Side	25 feet	Requesting an Exception to reduce from 20 feet to 10 feet along Custer Street and from 20 feet to 13 feet along Van Buren Street
Minimum Landscape Requirements:		
• # of landscape points	N/A	N/A
• # of landscape islands	N/A	N/A
Minimum Parking Requirements:		
• # of parking spaces	2 per dwelling	2 per dwelling
• # of ADA spaces	N/A	N/A
Signage	One square feet per dwelling	No signage 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:	A previously approved Final Planned Development for the property allowed a tri-plex development creating a total of 12 townhome units. The applicant is now proposing to reduce the density of development by constructing 8 single-family dwellings. The lot sizes range in size from 6,500 square feet to 8,539 square feet.
2. The application of these regulations to this particular piece	The applicant is proposing to subdivide the existing four lots into eight lots for single-family dwellings. The

of property would create a practical difficulty or undue hardship:	proposed dwellings will have vehicular access from a shared alley. The proposed side yards that abut Custer Street and Van Buren Street will not have driveways. In addition, the side yard for the dwelling on proposed Lot 4B abuts the existing Garfield School building.
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 requesting Exceptions to reduce the side yard setbacks that abut Custer Street and Van Buren Street and to reduce the side yard setback from eight feet to five feet for proposed Lot 4B. Lots 1A, 3B, and 4A are corner lots and a 20.5 foot front yard setback is being proposed. The Exception request is for the side yard setback that abuts a street. The proposed setback does not appear to interfere with sight triangles. The proposed side yard setback for Lot 4B is from the south lot line that abuts the existing Garfield School building. The setback maintains a 30 foot separation from the adjacent structure. The applicant should be aware that any utility or drainage easements must be vacated prior to issuance of a Building Permit. Staff recommends that the Exceptions to reduce the minimum required side yard setbacks that abut Custer Street and Van Buren Street and to reduce the minimum required side yard setback along the south lot line of proposed Lot 4B be granted.
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. A Major Amendment to the Planned Development is required since the previously approved development plan has changed.
5. Any adverse impacts will be reasonably mitigated:	Public Works staff has indicated that the proposed change from townhomes to single-family dwellings will not require a revised drainage report. The applicant should be aware that prior to issuance of a Certificate of Occupancy, a Final Plat must be approved to create the proposed single-family lots.
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 applicant is requesting Exceptions to reduce the minimum required side yard setbacks that abut Custer Street and Van Buren Street and to reduce the minimum required side yard setback along the south lot line of proposed Lot 4B. The proposed single-family development fits with the character of the existing neighborhood.

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-1.2A	Priority Infill Areas: The properties are the former location of the Garfield

	school playgrounds and athletic fields. The proposed residential development takes advantage of existing infrastructure and road networks. The applicant should be aware that the proposed public improvements to the alley must be accepted by the City prior to issuance of a Certificate of Occupancy.
--	---



A Vibrant, Livable Community

LC-1.1E	Context-Sensitive Design: The proposed single-family development is a decrease in density from the previously approved tri-plex townhomes. The applicant has submitted color renderings which identify front porches or decks being constructed onto the manufactured homes which are in character with the surrounding neighborhood. Staff recommends that the front decks and porches be provided as shown in the applicant’s submitted renderings.
----------------	--

LC-2.1D	Neighborhood Character: The proposed single-family development is in character with the existing neighborhood. The proposed alley access is a feature unique to older neighborhoods and enhances the neighborhood character.
----------------	---



A Safe, Healthy, Inclusive, and Skilled Community

SHIS-5.1B	Facility Sharing and Reuse: The proposed single-family development is located on property that was previously used as playground for the Garfield School.
------------------	--



Efficient Transportation and Infrastructure Systems

TI-2.1E	Access Management Planning: The proposed single-family development will have vehicular access from a shared alley limiting the number of approaches to two.
----------------	--



Economic Stability and Growth

N/A



Outstanding Recreational and Cultural Opportunities

N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development 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):	Public / Quasi-Public
---	------------------------------

Design Standards:

N/A	The property is the former location of the Garfield School. The adjacent
-----	--

	future land uses are identified as Low Density Neighborhood to the west and Urban Neighborhood to the north, east, and south.
--	---

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
--	--

Neighborhood:	North Rapid
----------------------	-------------

Neighborhood Goal/Policy:	
----------------------------------	--

NR-NA1.1A	The proposed development supports the reinvestment and targeted infill identified for the North Rapid neighborhood area.
------------------	--

Findings	
-----------------	--

Staff has reviewed the Major Amendment to the Planned Development to allow a townhome development in lieu of a tri-plex development 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 single-family development is in keeping with the character of the surrounding neighborhood. In addition, the proposed development supports the North Rapid Neighborhood area goal of reinvestment and targeted infill development.

Planning Commission Recommendation and Stipulations of Approval	
--	--

Staff recommends that the Major Amendment to the Planned Development Overlay be approved with the following stipulations:

- | | |
|----|--|
| 1. | An Exception is hereby granted to reduce the minimum required side yard setback that abuts Custer Street from 20 feet to 10 feet for proposed Lots 1A and 4B; |
| 2. | An Exception is hereby granted to reduce the minimum required side yard setback that abuts Van Buren Street from 20 feet to 13 feet for proposed Lot 3B; |
| 3. | An Exception is hereby granted to reduce the minimum required side yard setback from 8 feet to 5 feet along the south lot line of proposed Lot 4B; |
| 4. | As shown on the applicant's submitted renderings, a front porch or deck shall be constructed onto the proposed single-family dwellings; |
| 5. | Prior to issuance of a Certificate of Occupancy, all public infrastructure shall be constructed and formally accepted by the City; |
| 6. | Prior to issuance of a Certificate of Occupancy, the properties shall be platted into eight individual lots; and, |
| 7. | The Major Amendment to the Planned Development shall allow for eight single-family dwellings. 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. |