



Rapid City Planning Commission

Final Planned Development Overlay Project Report

February 4, 2016

Applicant Request(s)
Case # 15PD049 – Final Planned Development Overlay to allow an apartment complex
Companion Case(s) N/A

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

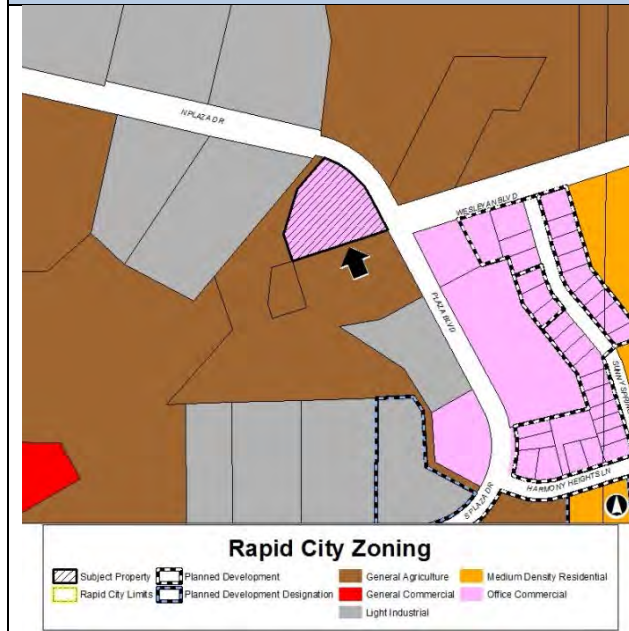
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to construct an apartment complex consisting of two apartment buildings. In particular, the applicant is proposing to construct three-story apartment structures with a total of 28 apartment units. The applicant is also proposing to construct a detached garage with 17 parking stalls. The applicant is requesting an Exception to allow a height of 36.5 feet in lieu of the maximum allowed height of 35 feet.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Robert Sundby	Planner: Fletcher Lacock
Property Owner: Wind River LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Kent Kennedy	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2015 North Plaza Drive
Neighborhood	Deadwood Avenue
Subdivision	Wesleyan Christian Center
Land Area	1.43 acres (62,197 square feet)
Existing Buildings	No structures
Topography	Relatively flat
Access	North Plaza Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC	LI	Void of structural development
Adjacent North	GA	UN	Church
Adjacent South	GA	LI	Void of structural development
Adjacent East	GA	UN	Church
Adjacent West	GA	LI	Strider Sports

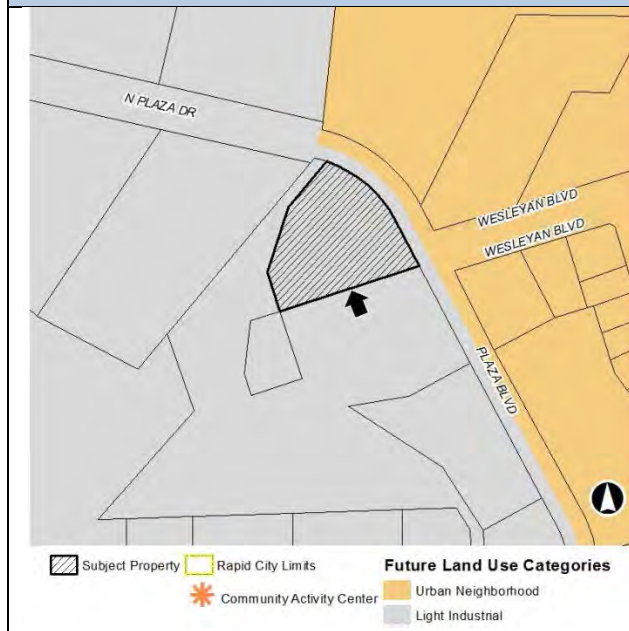
Zoning Map



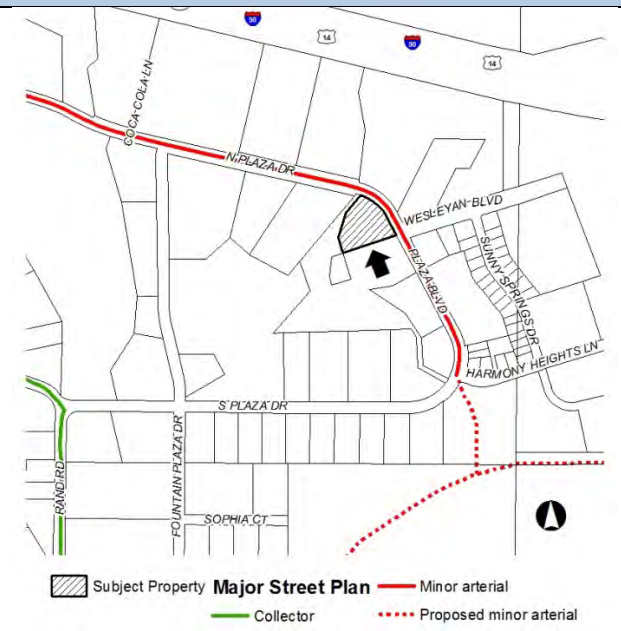
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan






Relevant Case History			
Case/File#	Date	Request	Action
13RZ012	07/15/2013	Rezoning from General Agriculture District to Office Commercial District	City Council approved
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	47,000 square feet	62,197 square feet	
Lot Frontage / Width	100 feet	Approximately 317 feet	
Maximum Building Heights	3 stories or 35 feet	Requesting an Exception to allow 3 stories and 36.5 feet	
Maximum Density	30%	26.6%	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	25 feet	72feet	
• Side	12 feet	12 feet	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	45,643	45,780	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	42	56	
• # of ADA spaces	2	3	
Signage	32 square feet allowed per frontage	Site plan identifies one ground sign along North Plaza Drive	
Fencing	None Required	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 a 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 approximately 1.43 acres in size. The applicant is proposing to construct an apartment complex with two apartment buildings with a total of 28 units. The applicant is also proposing to construct a 17 stall detached garage. Approval of a Final Planned Development Overlay is required to allow two primary structures on a property.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Office Commercial District. Multi-family dwellings are identified as a permitted use in the district. However, only one primary structure is permitted per lot and the applicant is proposing to construct two apartment buildings on one lot. Multiple primary structures requires a Final Planned Development Overlay.
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 applicant is requesting an Exception to allow a height of three stories and 36.5 feet in lieu of the maximum allowed height of three stories or 35 feet. The applicant is proposing a three story structure which is allowed in the district. The additional 1.5 feet in height is a design feature based on the roof pitch. The proposed structures meet the minimum required front yard setbacks and are additionally separated from adjacent properties to the north and west by a drainage channel and by a drainage channel located

	on the property to the south. North Plaza Drive provides a buffer from properties to the north and east. For these reasons, staff recommends that the height Exception be granted.
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 two, three-story apartment buildings. The applicant is requesting an Exception to allow a height of 36.5 feet in lieu of the maximum allowed height of 35 feet. The requested height is a less than 20% increase in height. It appears that North Plaza Drive and drainage features to the north, south, and west will provide a buffer.
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:	The property is zoned Office Commercial District which allows multi-family housing as a permitted use. The applicant is proposing to construct an apartment complex with two primary structures which requires the approval of a Final Planned Development Overlay. The applicant is also requesting an Exception to allow a height of 36.5 feet in lieu of the maximum allowed height of 35 feet for the five apartment structures. For the above stated reasons, staff supports the Exception request.

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-3.1B	Future Land Use Flexibility: The Future Land Use Plan identifies the property as suitable for Light Industrial. The property is zoned Office Commercial District which identifies multi-family dwellings as a permitted use. The proposed apartment complex enhances the variety of housing options available in the Deadwood Avenue Neighborhood area. Properties on the north and east side of North Plaza Drive are identified as suitable for Urban Neighborhood and are developed with townhomes and apartments.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The property is zoned Office Commercial District which allows for the construction of multi-family dwellings. There are townhomes and an apartment complex located to the east.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A

 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: North Plaza Drive is identified as a Minor Arterial Street on the City’s Major Street Plan. Public Works staff has indicated that an additional seven feet of right-of-way may be needed in the future. The applicant has designed the site to ensure that no drainage features will be impacted by the need for additional right-of-way which may need to be acquired in the future.
TI-2.1E	Access Management Planning: The site plan identifies constructing an approach on the south side of the property that will tie into an existing curb cut. The existing access is not paved to City design standards. The approach is not needed to serve the proposed apartment complex. To use the existing approach, the Public Works Department has indicated that the applicant will need to repave the existing driveway. As such, upon submittal of a Building Permit, the site plan must be revised to show that the approach will be paved or seek an Exception to waive the repaving requirement. The applicant can also submit revised plans that remove the approach location.
TI-2.1F	Transportation Standards and Plan: The site plan identifies interior sidewalks with a width of five feet. Chapter 17.50.270(F)1 of the Rapid City Municipal Code requires that parking stalls 16 feet in length may overhang a sidewalk by two feet provided that the sidewalk is six feet wide maintaining a four foot wide clear pedestrian space. As such, upon submittal of a Building Permit, the plans must be revised to show six foot wide sidewalks that abut parking spaces with a 16 foot stall length.
 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 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 application 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):	Light Industrial
Design Standards:	
N/A	The property is zoned Office Commercial District which allows multi-family housing as a permitted use. Property located on the to the north and east across North Plaza Drive is identified as suitable for Urban Neighborhood uses. The Comprehensive Plan promotes flexibility in interpreting land uses along boundaries between conflicting land uses.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Deadwood Avenue
Neighborhood Goal/Policy:	
DA-NA1.1A	Residential Growth: The proposed apartment complex supports the expansion of new residential in the Deadwood Avenue Neighborhood Area.

Findings	
Staff has reviewed the Final Planned Development Overlay to construct an apartment complex 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 infill development will use existing infrastructure and provide residential development which is supported in the Deadwood Avenue Neighborhood Area.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow an apartment complex be approved with the following stipulations:	
1.	An Exception is hereby granted to allow a height of three stories and 36.5 feet in lieu of the maximum allowed height of three stories or 35 feet;
2.	Upon submittal of a Building Permit, a revised site plan shall be submitted showing that the south approach will be repaved, or an Exception shall be obtained to waive the paving requirement, or the plans can be revised to remove the approach location;
3.	Upon submittal of a Building Permit, the site plan shall be revised to show a 6 foot wide sidewalk on the interior sidewalks to allow a 2 foot overhang for parking stalls with a length of 16 feet; and,
4.	The Final Planned Development Overlay shall allow for an apartment complex consisting of two apartment buildings with 28 units and a detached 17 stall garage. Any permitted use in the underlying zoning districts in compliance with the parking regulations shall require a minimal amendment. Any change in use that is a Conditional Use in the underlying zoning districts shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.