



Rapid City Planning Commission

Initial Planned Development Project Report

March 10, 2016

Applicant Request(s)
Case # 16PD008 – Initial Planned Development Overlay to allow an apartment complex
Companion Case(s) 16RZ006 – Rezoning from General Commercial District to Office Commercial District; 16PL013 – Preliminary Subdivision Plan to create six lots

Development Review Team Recommendation(s)
The Development Review Team recommends approval in conjunction with the associated Rezoning with stipulations as noted below.

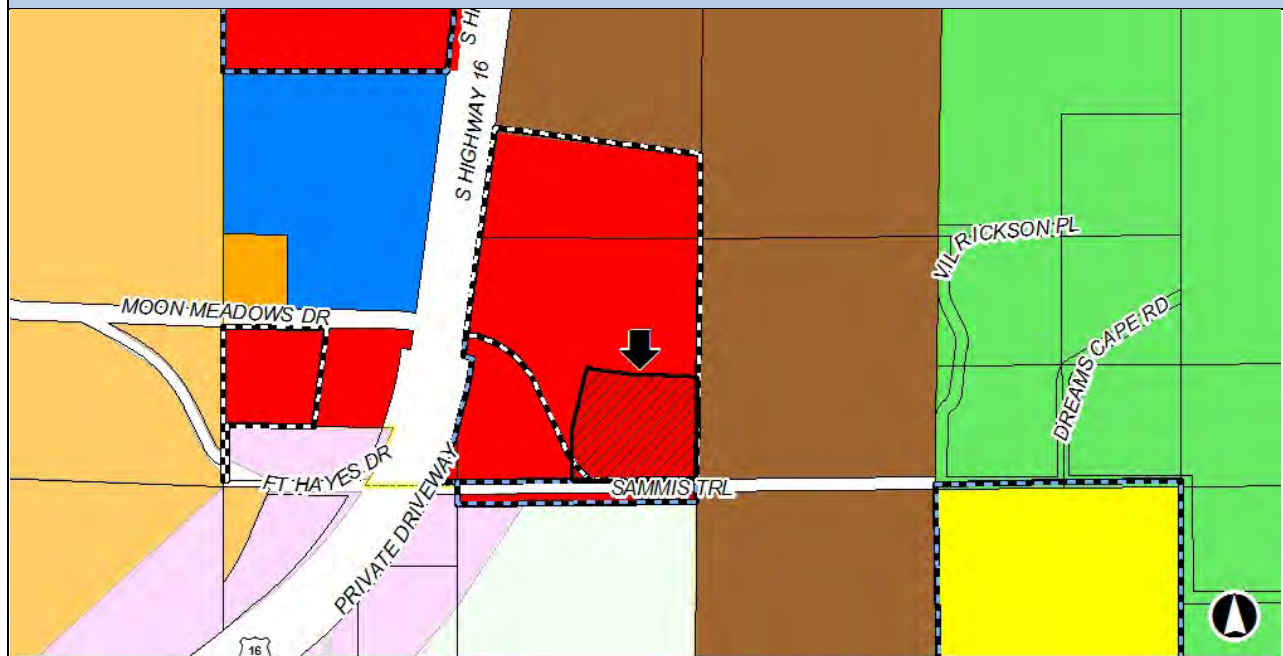
Project Summary Brief	
<p>The applicant has submitted an Initial Planned Development Overlay to allow a 160-unit apartment complex. In particular, the applicant is proposing to construct eight apartment buildings totaling approximately 81,448 square feet and a 3,940 square foot leasing office / amenity center. The applicant is requesting an Exception to allow a height of 3 stories and 40 feet in lieu of the maximum allowed height of 3 stories and 35 feet. The applicant has also submitted a Rezoning request from General Commercial District to Office Commercial District and a Preliminary Subdivision Plan to create six lots. The proposed apartment complex is to be located on the eastern lot located farthest from U.S. Highway 16.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Hagg Brothers LLC	Planner: Fletcher Lacock
Property Owner: Hagg Brothers LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions	School District: Janet Kaiser
Surveyor: KTM Design Solutions	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of U.S. Highway 16 and Moon Meadows Drive on the north side of Sammis Trail
Neighborhood	U.S. Highway 16
Subdivision	Proposed Moon Meadows Subdivision
Land Area	9.04 acres (approximately 393,782 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Sammis Trail / Future access proposed from Moon Meadows Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

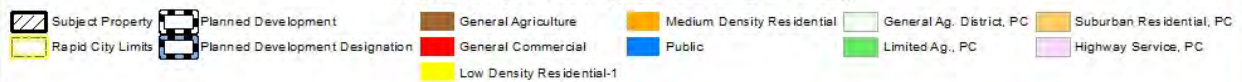
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PD	MUC	Void of structural development
Adjacent North	GC-PD	MUC – Entrance Corridor – Community Activity Center	Void of structural development
Adjacent South	GC and County GA	FC	Void of structural development
Adjacent East	GA	LDN	Void of structural development
Adjacent West	GC-PD	MUC – Entrance Corridor – Community Activity Center	Void of structural development

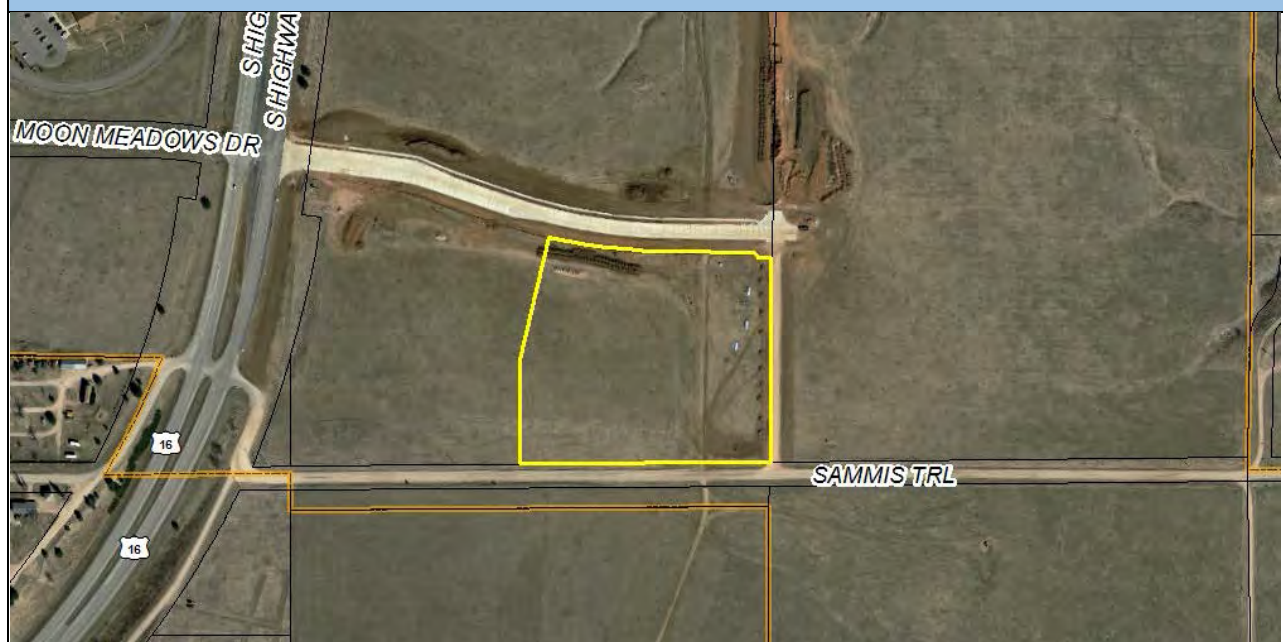
Zoning Map



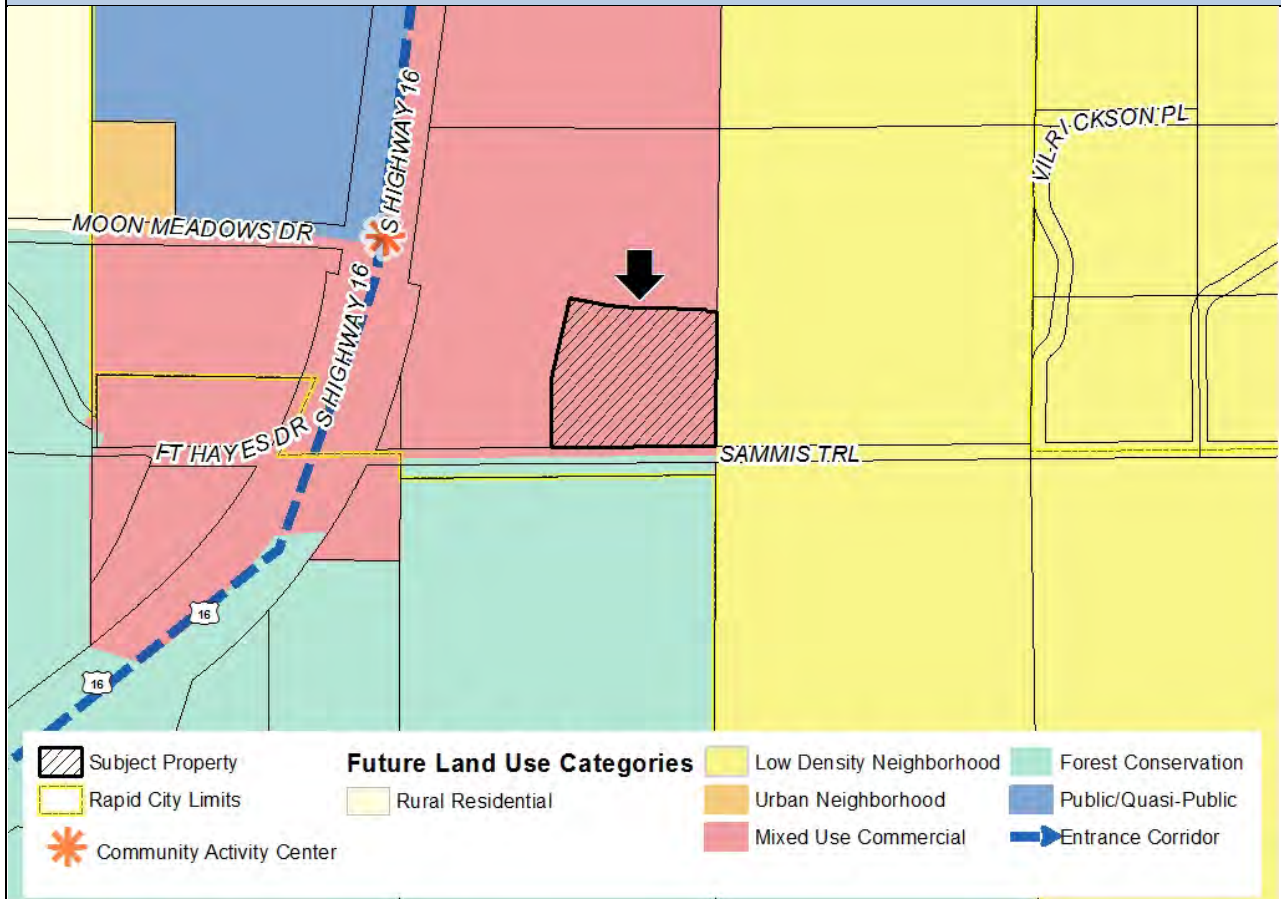
Rapid City/Pennington County Zoning



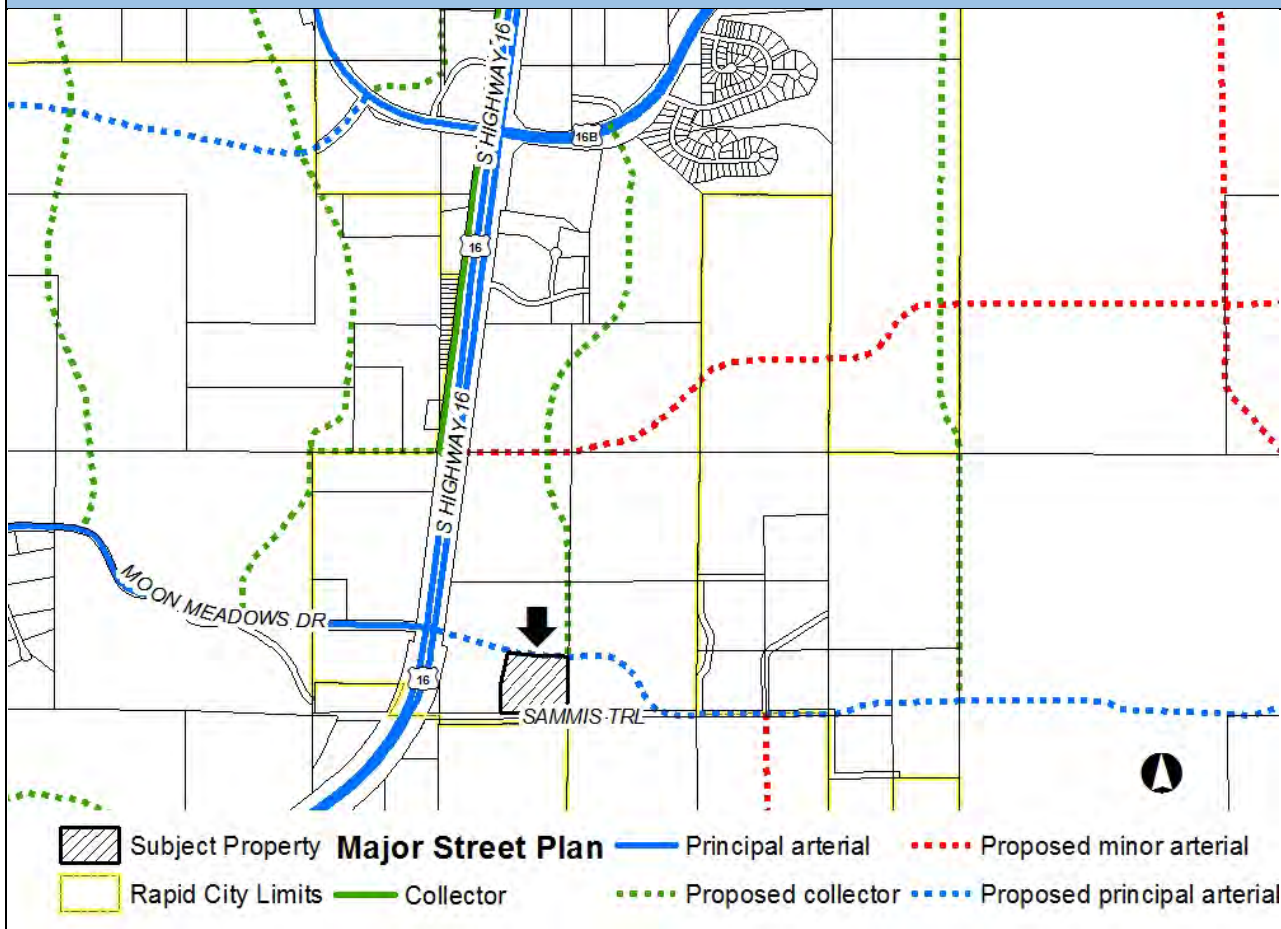
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	9.04 acres	
Lot Frontage / Lot Width	N/A	Approximately 1,765 feet	
Maximum Building Heights	3 stories, 35 feet	Requesting an Exception to allow a height of 40 feet	
Maximum Density	35%	23%	
Minimum Building Setback:			
• Front	25 feet	65 feet	
• Rear	25 feet	19 feet from Sammis Trail	
• Side	12 feet	12 feet	
• Street Side	25 feet	90 feet from access easement along east property line	
Minimum Landscape Requirements:			
• # of landscape points	302,313	Not required with an Initial Planned Development Overlay	
• # of landscape islands	3	3	
Minimum Parking Requirements:			
• # of parking spaces	240	208 – Short 32 spaces	
• # of ADA spaces	7	20	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	Proposed 3.5 foot high rail fence located along north side of proposed development	






Planning Commission Criteria and Findings for Approval or Denial	
<p>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:</p>	
Criteria	Findings
<p>1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:</p>	<p>The property is comprised of approximately 9.04 acres of land zoned General Commercial District with a Planned Development. As noted above, the applicant has also submitted a Rezoning request to Office Commercial District and a Preliminary Subdivision Plan to create six lots including the subject property. The submitted Master Plan identifies the balance of the surrounding property as commercial. The Planned Development is required to allow multiple primary structures on one lot.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>The applicant is proposing to construct eight apartment buildings with a height of 40 feet. The Rapid City Municipal Code allows a maximum height of 35 feet. The property is located adjacent to a Community Activity Center as identified in the Comprehensive Plan. The Moon Meadows Drive and U.S. Highway 16 center identifies mixed use high density residential and commercial as suitable for this area. The submitted Master Plan shows the balance of the surrounding property to the north and west as commercial. Sammis Trail and a proposed road on the east side of the</p>



	<p>property will provide a buffer from lower density residential. The property is also identified as suitable for Mixed Use Commercial which identifies higher density residential as a secondary use.</p>
<p>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:</p>	<p>As noted above, the applicant is requesting an Exception to allow a height of 40 feet in lieu of the maximum allowed height of 35 feet. The proposed three-story apartment buildings will be located on the periphery of an identified Community Activity Center which is also designated Mixed Use Commercial. Higher density residential is identified as a secondary use in the area. Sammis Trail and a road on the east side of the property will buffer the height from any future lower density residential to the east and south. Staff recommends that the Exception to allow a height of 40 feet be approved.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights. The area is identified as Mixed Use Commercial adjacent to a Community Activity Center. Higher density residential is identified as a secondary use. The submitted Master Plan identifies the balance of the property for commercial uses. The requested Exception is in keeping with the intent of the Comprehensive Plan.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The street network and proposed setbacks support the requested Exception to allow a height of 40 feet by providing a buffer. A Traffic Impact Study for the area accounted for 240 apartments in this area. The proposed 160-unit apartment complex is in keeping with the Traffic Impact Study. The recommended street improvements have been constructed or will be constructed as warranted. The applicant should be aware that a drainage plan, utility plan, fire flow analysis, and public infrastructure plans must be submitted with a Final Planned Development Overlay. In addition, a landscape plan must be submitted for review and approval. The Preliminary Subdivision Plan will also identify right-of-way and public infrastructure improvements which must be shown on the site plan upon submittal of a Final Planned Development Overlay. The applicant should be aware that additional right-of-way dedication may have an impact on proposed setbacks. All setbacks must be met or an Exception must be requested with the Final Planned Development Overlay application.</p> <p>The site plan identifies 129 surface parking spaces and 80 first-floor garages for a total of 208 parking spaces. The minimum required parking for 160 apartment units is 240 parking spaces. A such, upon submittal of a Final Planned Development, a total of 240 parking spaces must be provided or an Exception must be requested.</p>
<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:</p>	<p>As noted above, the Comprehensive Plan identifies the area as suitable for Mixed Use Commercial adjacent to a Community Activity Center. Higher Density Residential is identified as a secondary use in this area. The architectural style of the three-story structures exceeds the maximum height allowed by five feet. The requested Exception to allow a height of three-stories and 40 feet is in keeping with the intent of the Comprehensive Plan by providing higher</p>

	density residential adjacent to a Community Activity Center. In addition, the proposed road network and setbacks will provide a buffer from future lower density residential development to the south and east. In addition, the apartment complex will serve as a buffer between the lower density residential and commercial development adjacent to U.S. Highway 16 and Moon Meadows Drive.
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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 apartment complex is located on the periphery of a Community Activity Center which supports a mix of commercial and higher density residential uses. The cluster of development in the area is within the City boundaries and takes advantage of existing and proposed streets and utilities.
BPG-3.1A	Balanced Uses: The property is located adjacent to the U.S. Highway 16 corridor abutting an identified Community Activity Center. The proposed apartment complex supports the goal of providing a balance of housing and commercial clusters of activity per the applicant’s Master Plan for the area.
BPG-3.2A	Mix of Housing Types: The proposed apartment complex will provide 160 units of rental apartments.
 A Vibrant, Livable Community	
LC-5.1A	Varied Activity Centers: The intersection of U.S. Highway 16 and Moon Meadows Drive is identified as a Community Activity Center. The proposed apartment complex supports the goal of providing a balance of housing and commercial clusters of activity per the applicant’s Master Plan for the area.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Moon Meadows Drive is identified as a Principal Arterial Street on the City’s Major Street Plan. The applicant has also submitted a Preliminary Subdivision Plan to create six lots including the subject property. The platting of the property may affect the width of right-of-ways and the proposed street network as shown on this Initial Planned Development Overlay. The applicant should be aware that all right-of-way and public infrastructure improvements must be shown upon submittal of a Final Planned Development Overlay as required as a part of the plat review.
 Economic Stability and Growth	
EC-3.1A	Employment Areas: The proposed apartment complex supports the identified Community Activity Center by creating a cluster of mixed-use activity as identified on the applicant’s Master Plan.

	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial 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 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):	Mixed Use Commercial – Community Activity Center
Design Standards:	
GDP-MU2	Integrated Housing: The proposed Initial Planned Development Overlay and the associated Rezoning and Preliminary Subdivision Plan support the goal of providing housing in Community Activity Centers. The balance of the proposed six lot subdivision is zoned General Commercial District and is intended for commercial development. Higher density residential is identified as a secondary use in the Mixed Use Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
US16-NA1.1B	Mixed-Use Development: The proposed apartment complex supports a mix of commercial and residential uses in a cluster of activity adjacent to the U.S. Highway 16 and Moon Meadows Drive area.
US16-NA1.1C	Community Activity Centers: As noted above, the Initial Planned Development Overlay to allow an apartment complex is in association with a Rezoning request and a Preliminary Subdivision Plan. The proposed higher density residential supports the goal of creating a cluster of activity near the intersection of U.S. Highway 16 and Moon Meadows Drive.

Findings	
Staff has reviewed the Initial Planned Development Overlay to allow 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 apartment complex supports the Comprehensive Plan goal of creating a mixed use cluster of activity near the intersection of U.S. Highway 16 and Moon Meadows Drive. A Final Planned Development Overlay must be approved prior to start of construction.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial Planned Development Overlay to allow an apartment complex be approved in conjunction with the associated Rezoning request with the following stipulations:	
1.	An Exception is hereby granted to allow a height of three stories and 40 feet in lieu of the maximum allowed height of three stories and 35 feet;
2.	A Final Planned Development shall be submitted for review and approval;
3.	Upon submittal of a Final Planned Development Overlay application, a landscape plan, utility plan, drainage plan, and fire flow analysis shall be submitted for review and approval;

4.	Upon submittal of a Final Planned Development Overlay application, a revised site plan shall be submitted identifying proposed rights-of-way and lot lines as per the Preliminary Subdivision Plan review and approval. All required setbacks from property lines shall be met or an Exception request shall be submitted with the Final Planned Development Overlay application;
5.	Upon submittal of a Final Planned Development Overlay application, a revised parking plan shall be submitted identifying a total of 240 parking spaces or an Exception request shall be submitted. In addition, the proposed lot shall be revised as needed to provide the minimum required parking if necessary;
6.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Initial Planned Development Overlay. The addition of electronic or LED signage shall require a Final Planned Development Overlay. A sign permit is required for any new signs;
7.	Prior to issuance of a Building Permit, the Access and Utility Easement identified on the Master Plan which crosses the property shall be vacated; and,
8.	The Initial Planned Development Overlay shall allow for a 160-unit apartment complex with eight apartment structures and a leasing office / amenity center. Any change in use or Conditional Uses shall require the approval of a Final Planned Development Overlay.