



Rapid City Planning Commission

Initial Planned Development Overlay Project Report

April 7, 2016

Item #17
Applicant Request(s)
Case # 16PD012 – Initial Planned Development Overlay to expand an assisted living facility Companion Case(s) 16RZ004 - Rezoning from Low Density Residential District to Medium Density Residential District; 16RZ005 - Rezoning from Low Density Residential District to Medium Density Residential District

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

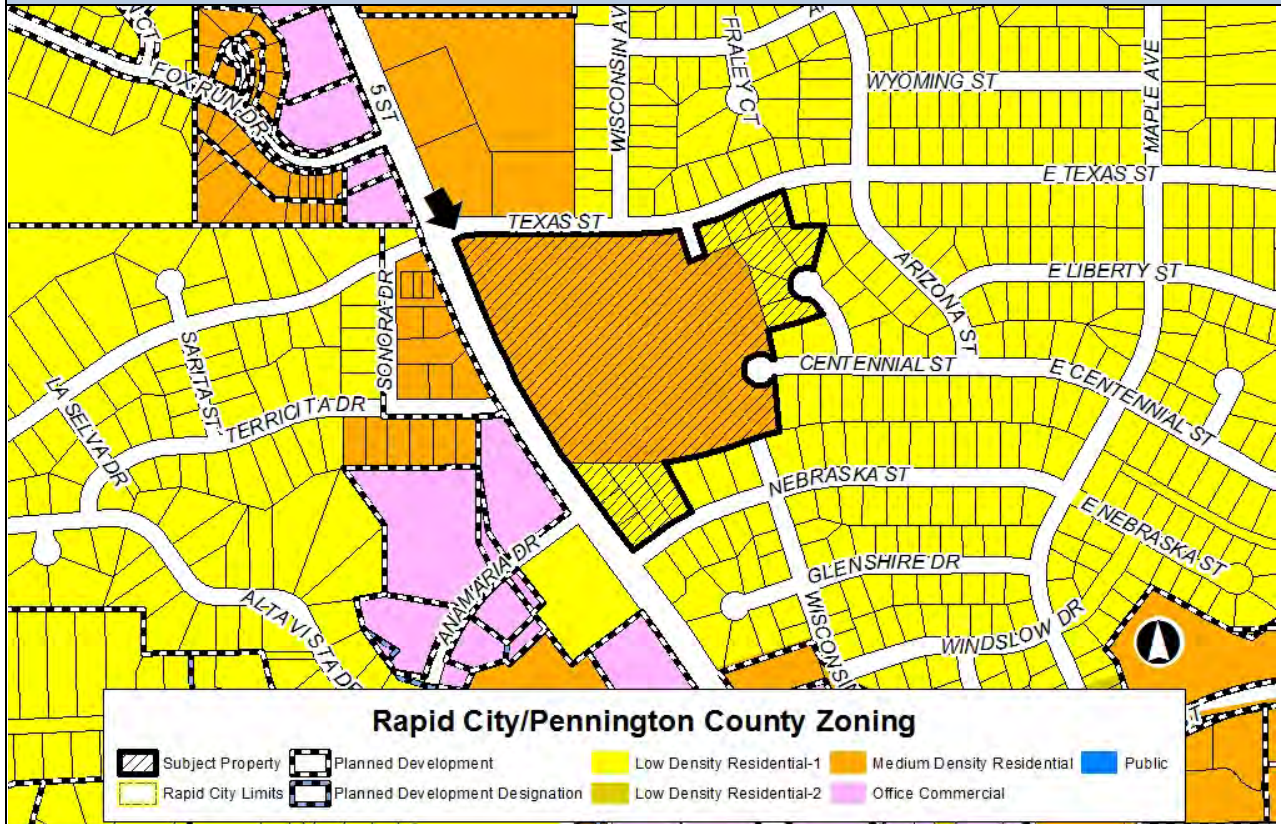
Project Summary Brief	
<p>The applicant has submitted an Initial Planned Development Overlay to expand an assisted living facility. In particular, the applicant has submitted a three phased plan to expand the Westhills Village Retirement Community. Phase I is the construction of an assisted living structure along Texas Street for 35 to 50 residents with first level parking and surface parking along Texas Street. Phase II includes the construction of staff parking on the south side of the development and on the northwest corner of the facility. Phase III includes the construction of six duplex units on the southwest corner of the facility. The applicant has indicated that the existing single-family dwellings along Texas Street, Freedom Court, 5th Street, and Nebraska Street will remain until the facility is ready to expand. The Initial Planned Development Overlay is the tool that allows this phased change in use. A Final Planned Development Overlay application must be submitted prior to issuance of a Building Permit.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Westhills Village Retirement Community	Planner: Fletcher Lacock
Property Owner: Presbyterian Retirement Village of Rapid City	Engineer: Dan Kools
Architect: Upper Deck Architects	Fire District: Tim Behlings
Engineer: Renner and Associates	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	255 Texas Street
Neighborhood	South Robbinsdale
Subdivision	Robbinsdale #7 and #10
Land Area	19.7 acres (Approximately 858,132 square feet)
Existing Buildings	Approximately 211,779 square feet
Topography	Slopes from the northwest to the southeast
Access	Texas Street, 5 th Street, and Nebraska Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain on the south side of the proposed development

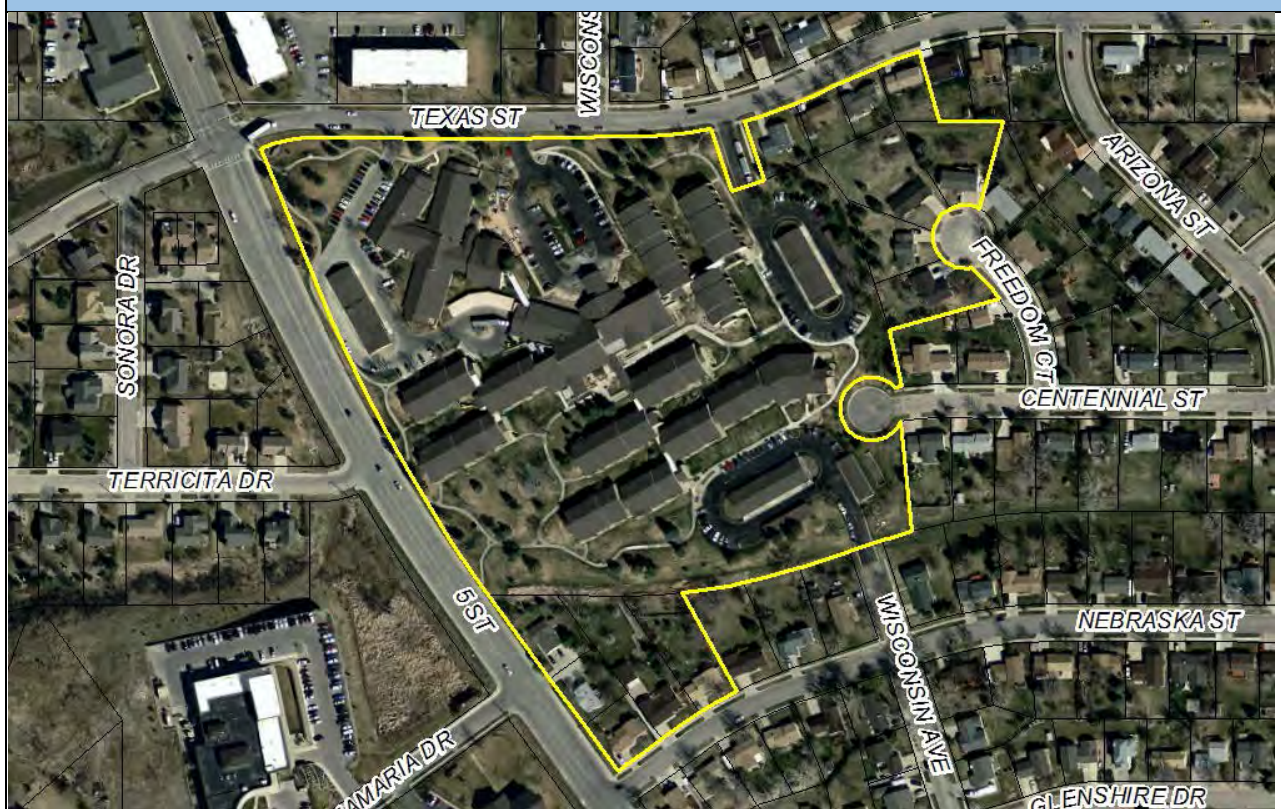
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR and MDR	UN and LDN	Assisted living facility and single-family dwellings
Adjacent North	LDR and MDR	UN and LDN	Apartments and single-family dwellings
Adjacent South	LDR	UN	Single-family dwellings
Adjacent East	LDR	LDN	Single-family dwellings
Adjacent West	MDR and OC	UN	Single-family dwellings

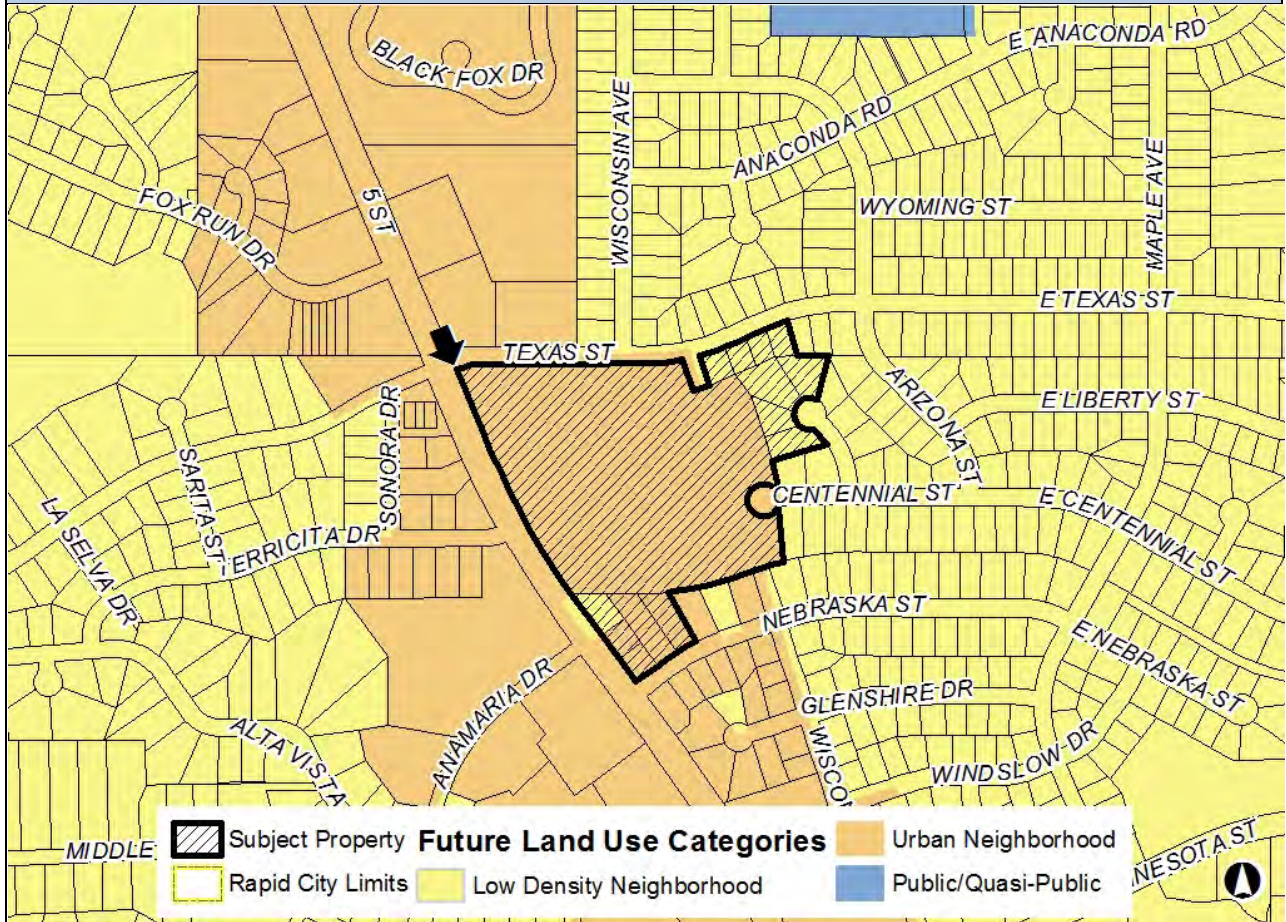
Zoning Map



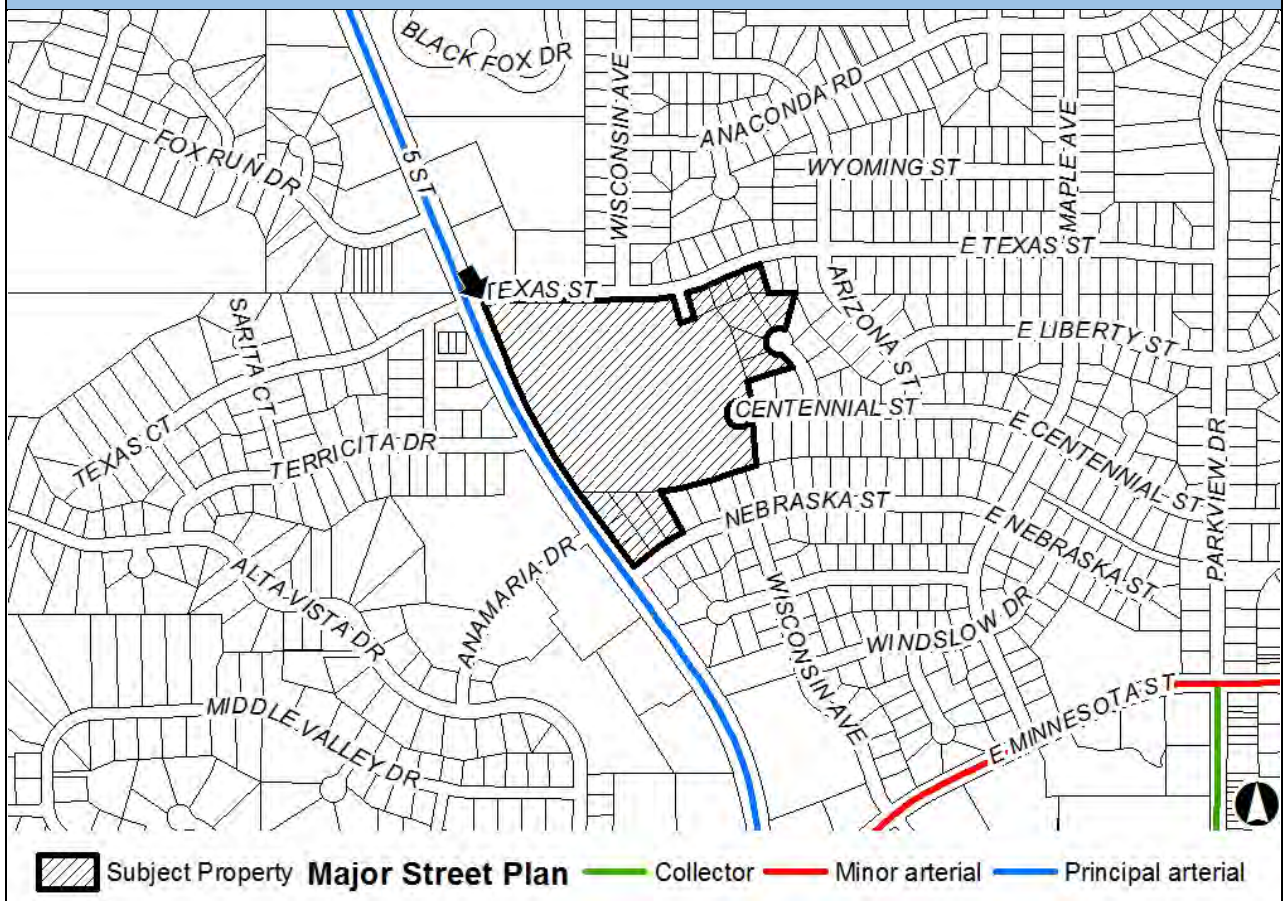
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan








Relevant Case History			
Case/File#	Date	Request	Action
12UR012	05/24/2012	Major Amendment to a Conditional Use Permit to expand an assisted living facility	Approved with stipulations
16RZ004	03/21/2016	Rezoning from Low Density Residential District to Medium Density Residential District	City Council approved first reading
16RZ005	03/21/2016	Rezoning from Low Density Residential District to Medium Density Residential District	City Council approved first reading
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	423,500 square feet	858,132 square feet	
Lot Width	N/A	N/A	
Maximum Building Heights	3 stories or 35 feet	Proposed 35 feet	
Maximum Density	35%	24.6%	
Minimum Building Setback:			
• Front	25 feet	40 feet	
• Rear	8 feet or 12 feet	95 feet	
• Side	8 feet or 12 feet	45 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	646,353	Not required with an Initial Planned Development	
• # of landscape islands	8	8	
Minimum Parking Requirements:			
• # of parking spaces	284	403	
• # of ADA spaces	7	8	
Signage	As per Chapter 17.50.080(S)3.a	No new 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:	The property is comprised of approximately 858,132 square feet of land zoned Medium Density Residential District. Associated Rezoning requests from Low Density Residential District to Medium Density Residential District (File #16RZ004 and #16RZ005) have been approved at first reading by the City Council for properties along Texas Street, Freedom Court, 5 th Street, and Nebraska Street. The applicant is proposing to plat the existing properties into one lot in the future. There are existing single-family dwellings located along Texas Street, Nebraska Street, and Freedom Court that will be demolished when the assisted living facility is expanded. Multiple primary structures on one property is only allowed through the approval of a Planned Development.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant is not requesting any Exceptions from the Zoning Ordinance. As noted above, a Planned Development is required to allow more than one primary structure on a single property.

<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 not requesting any Exceptions.</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 property is zoned a mix of Medium Density Residential District and Low Density Residential District. On March 21, 2016, the City Council approved the first reading of two Rezoning requests (File #16RZ004 and #16RZ005) from Low Density Residential District to Medium Density Residential District for the portions of the property for the proposed assisted living facility expansion. An assisted living facility is a conditional use in the Medium Density Residential District.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The Initial Planned Development is the tool to approve the conceptual plan and proposed phasing for a development and to identify any potential conflicts. Staff has identified the following issues:</p> <ul style="list-style-type: none"> • Drainage – Conceptual drainage information has been submitted identifying that one treatment pond and four water quality manholes will be provided to accommodate drainage. Additional storm sewer pipes, inlets and grading as needed will also be provided. Upon submittal of a Final Planned Development application, a master drainage plan and analysis signed and sealed by a Professional Engineer must be submitted for review and approval demonstrating that the proposed expansion is compliant with the South Robbinsdale Drainage Basin Design Plan and designed as proposed; • Traffic – The site plan identifies access from 5th Street, Nebraska Street, and Texas Street. No vehicular access is proposed from Freedom Court ensuring that traffic will not increase on residential streets that extend from Texas Street and Nebraska Street. Public Works staff has indicated that upon submittal of a Final Planned Development Overlay application, the site plan must be revised to remove the approach location from 5th Street and to remove one of the proposed approach locations from Texas Street or an Exception must be obtained; • Public Utilities - The applicant has submitted conceptual information regarding water, sewer, and fire flows. However, upon submittal of a Final Planned Development Overlay application, the applicant must submit a utility master plan identifying existing and proposed water and sewer mains and demonstrate that there are sufficient fire flows and sewer capacity for the proposed expansion; and, • Residential Character – The applicant has stated that the proposed expansion will maintain the residential character of the neighborhood. In particular, the proposed structures will have the same structural design as the existing facility. The proposed setbacks will ensure that the expansion does not tower over the neighborhood and maintains the open space characteristic of the

	existing property. A complete landscape plan, parking plan, lighting plan, and sign package are required as a part of the Final Planned Development application. Staff will review the information to ensure that any adverse impacts on the residential neighborhood are reasonably mitigated.
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 not requesting any Exceptions.

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 expansion of Westhills Village includes an assisted living facility for 35 to 50 residents as well as a future phase of six duplex dwellings located on the northeast corner of the intersection of 5 th Street and Nebraska Street.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The applicant intends to redevelop the existing single-family properties into an expansion of the Westhills Village Retirement Community. The proposed expansion provides housing for a special population along the 5 th Street corridor accessible to Rapid City Regional Hospital.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.3C	Nearby Housing: As noted above, the future proposed expansion of the Westhills Village Retirement Community provides housing for a special population with close accessibility to Rapid City Regional Hospital.
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The City's Major Street Plan identifies 5 th Street as a Principal Arterial Street. The future proposed expansion of the Westhills Village Retirement Community will provide an additional buffer between the single-family neighborhoods to the east and the 5 th Street corridor. Public Works staff has indicated that the proposed access from 5 th Street and one of the two proposed accesses from Texas Street must be removed or an Exception must be obtained. The Exception must be obtained prior to submittal of a Final Planned Development Overlay application or the site plan must be revised accordingly.
 Economic Stability and Growth	
EC-3.2D	Residential Development in Existing Infrastructure and Service Areas: Westhills Village is located along a Principal Arterial Street accessible to Rapid

	City Regional Hospital and other service providers.
	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):	Urban Neighborhood / Low Density Neighborhood
Design Standards:	
SDP-N2	Accessibility of Services: Westhills Village provides housing for a special population that is located adjacent to 5 th Street and accessible to Rapid City Regional Hospital and other social services.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
N/A	The applicant is proposing to expand the existing Westhills Village Retirement Community. The assisted living facility provides housing for a special population that is located along 5 th Street and accessible to Rapid City Regional Hospital and other social services.

Findings	
<p>Staff has reviewed the Initial Planned Development Overlay to expand an assisted living facility 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. In particular, the Initial Planned Development Overlay identifies that open space will be provided throughout the expansion similar to the existing character of the property. The conceptual drainage information identifies that one treatment pond and four water quality manholes will be provided to accommodate drainage. Additional storm sewer pipes, inlets and grading as needed will also be provided. Upon submittal of a Final Planned Development application, a master drainage plan and analysis signed and sealed by a Professional Engineer must be submitted for review and approval demonstrating that the proposed expansion is compliant with the South Robbinsdale Drainage Basin Design Plan and designed as proposed. The character of the structures access to the proposed expansions and the location of the parking lots are designed to minimize the impact on the adjacent residential development. The applicant is proposing to expand the existing assisted living facility which provides housing for a special population. The applicant should be aware that a Final Planned Development must be approved prior to issuance of a Building Permit. The stipulations of approval will ensure that issues such as drainage, utility capacity, and residential character are addressed upon submittal of a Final Planned Development application.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Initial Planned Development Overlay to expand an assisted living facility be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, all conflicting utility and drainage easements shall be vacated;
2.	Upon submittal of a Final Planned Development Overlay application, a Landscape Plan

	and calculations in compliance with Chapter 17.50.300 of the Rapid City Municipal Code shall be submitted for review and approval;
3.	Upon submittal of a Final Planned Development Overlay application, a sign package shall be submitted identifying all existing and proposed signage. 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;
4.	Upon submittal of a Final Planned Development Overlay application, elevations of the proposed assisted living facility demonstrating that the residential character of the neighborhood is being maintained shall be submitted for review;
5.	Upon submittal of a Final Planned Development Overlay application, a lighting plan shall be submitted demonstrating that there is sufficient buffering between the proposed Texas Street parking addition and adjacent residential properties;
6.	Upon submittal of a Final Planned Development Overlay application, the site plan shall be revised to remove the approach location from 5 th Street and to remove one of the proposed approach locations from Texas Street or an Exception shall be obtained;
7.	Upon submittal of a Final Planned Development Overlay application, the applicant shall submit a fire flows analysis demonstrating that adequate fire flows are available to serve the project;
8.	Upon submittal of a Final Planned Development Overlay application, the applicant shall submit a sewer report that demonstrates that adequate sewer capacity exists to serve the project;
9.	Upon submittal of a Final Planned Development Overlay application, a master utility plan showing water and sewer service connections shall be submitted for review and approval;
10.	Upon submittal of a Final Planned Development Overlay application, a master drainage plan and analysis signed and sealed by a Professional Engineer shall be submitted for review and approval;
11.	The Initial Planned Development Overlay shall allow for an assisted living facility and single-family dwellings on the same property until the site is redeveloped expanding the assisted living facility and removing the single-family dwellings; and,
12.	Prior to issuance of a Building Permit, the associated Rezoning application shall be approved by the City Council at second reading and a Final Planned Development Overlay shall be approved.