



# Rapid City Planning Commission

## Rezoning Project Report

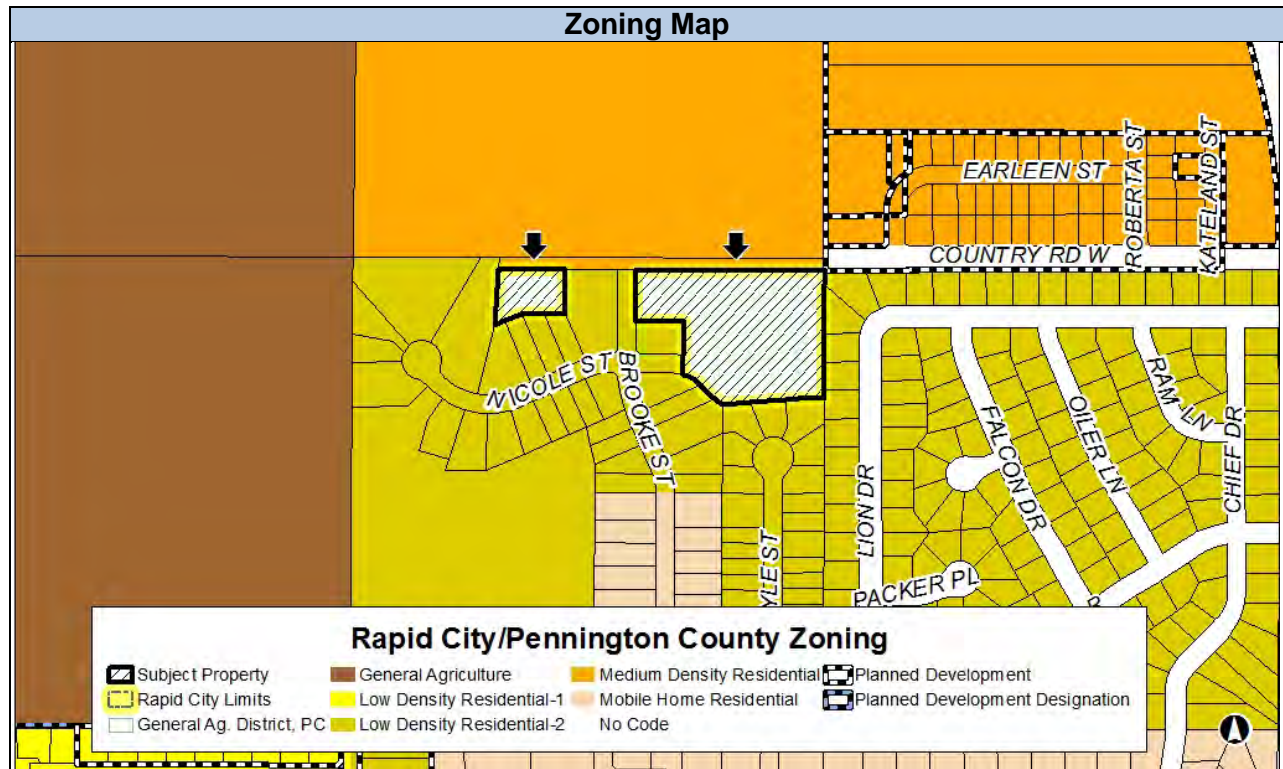
April 26, 2018

Applicant Request(s)	Item #3
Case # 18RZ012: Request to Rezone Property from No Use District to General Agricultural District	
Companion Case(s) #: 18AN002 - Petition for Annexation	

Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to General Agricultural District.

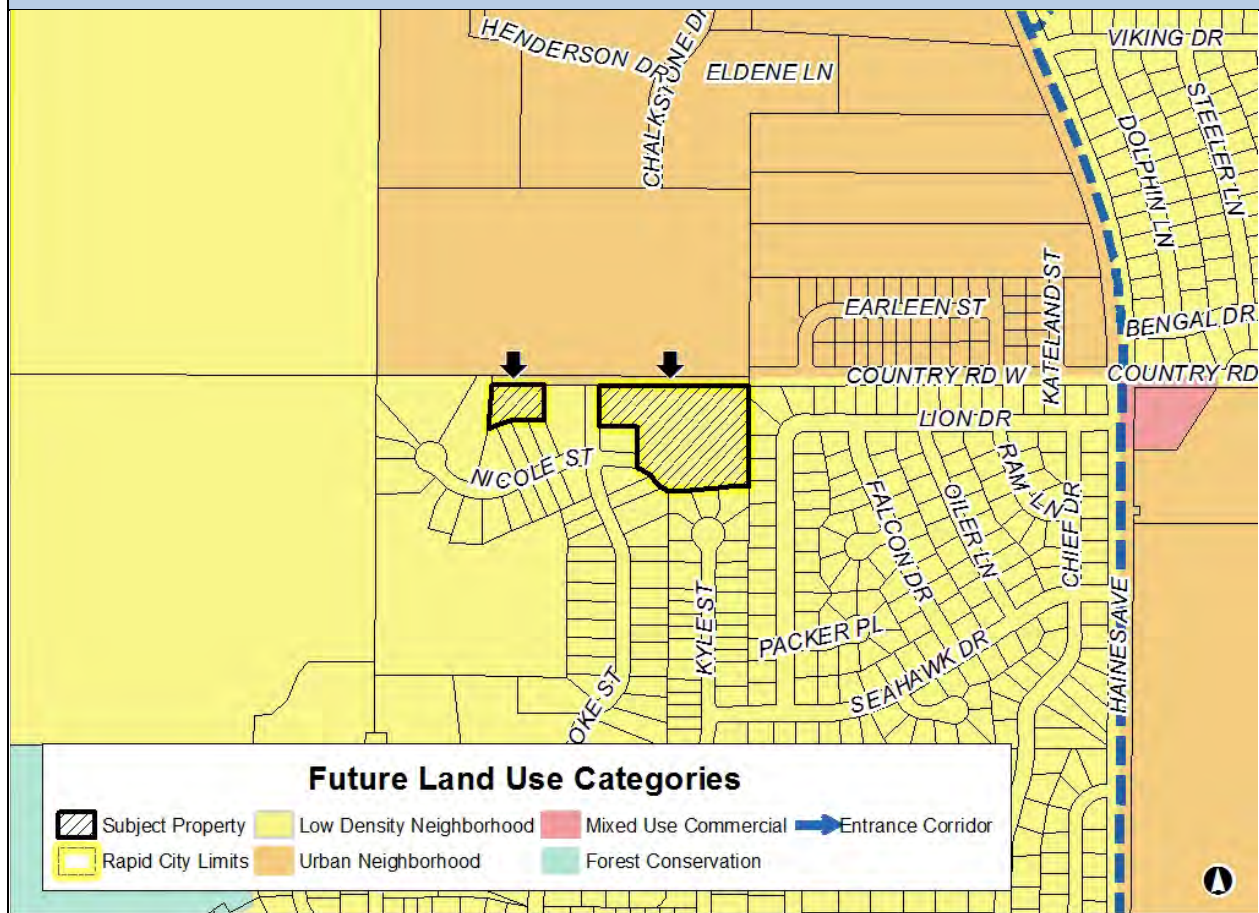
Project Summary Brief	
<p>The applicant requests to rezone approximately 4.2 acres of unplatted property from No Use District to General Agricultural District in conjunction with a petition for annexation. The City's Future Land Use Plan designates this area as appropriate for Low Density Neighborhood. The General Agricultural District, as a holding zone is consistent with the Rapid City Municipal Code. The eastern portion of the property is accessible from Brooke Street and is developed with a barn. The Pennington County Planning Department has indicated that the existing barn located on the property was approved for the maintenance and operation of the applicant's property. The applicant has indicated that the maintenance and operation(s) include an office for sales and bookkeeping, along with typical office uses and a shop area for storing fencing and building materials, light carpentry, storage and maintenance of construction equipment and a wash bay. Upon annexation, the property will be rezoned from No Use District to General Agriculture District. A barn is a permitted structure in the General Agriculture District. Since the use of the barn is currently permitted by Pennington County, the use may continue as a legal nonconforming use upon annexation.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: Citcra, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	150 feet west of Brooke Street and at eastern terminus of Nicole Street
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	N/A
Land Area	4.2 acres
Existing Buildings	Barn
Topography	Relatively flat
Access	Brooke Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	150 feet west of Brooke Street and at eastern terminus of Nicole Street

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA - PC	LDN	Barn
Adjacent North	MDR	UN	Void of Structural Development
Adjacent South	LDR -2	LDN	Single Family Residential
Adjacent East	LDR-2	LDN	Single Family Residential
Adjacent West	LDR-2	LDN	Single Family Residential

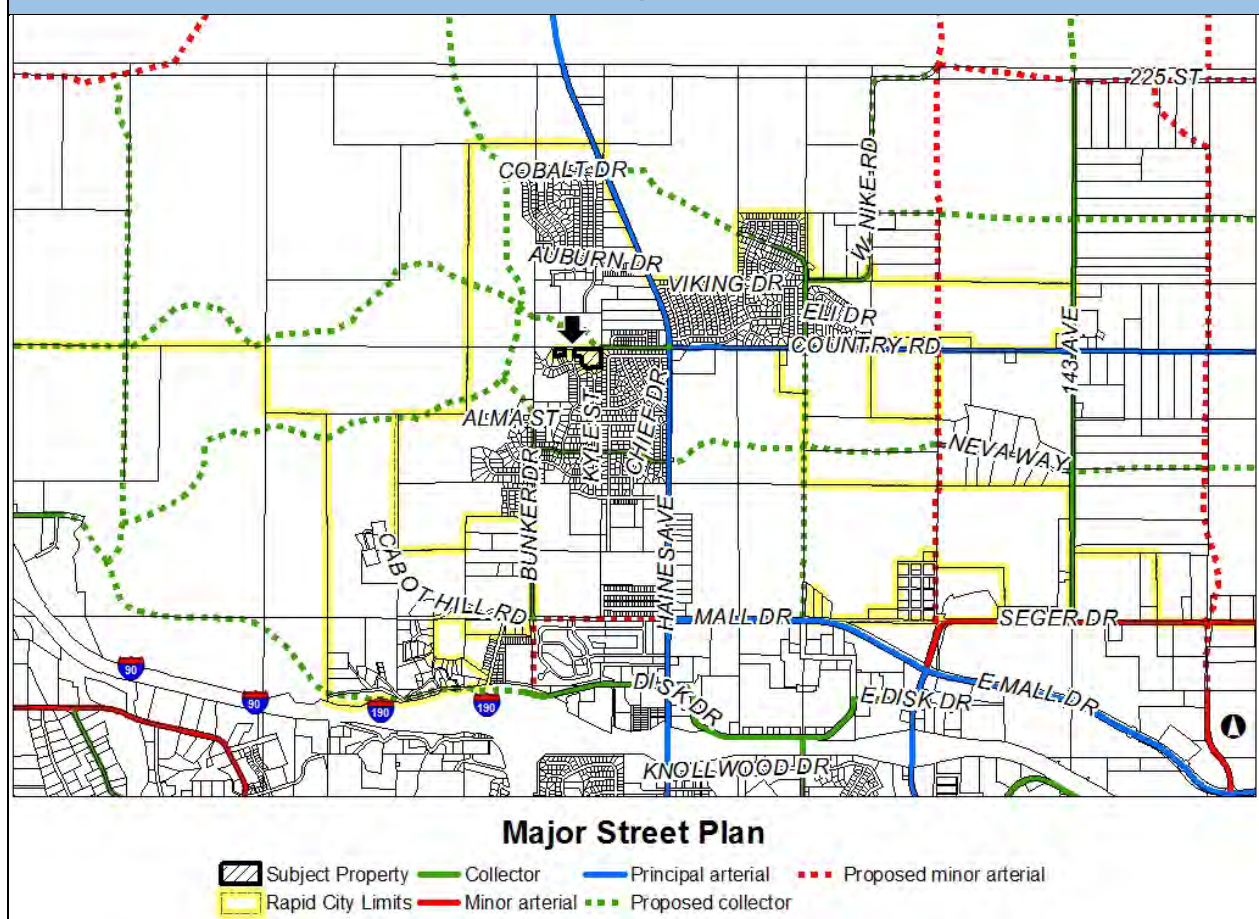




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Agricultural District	Required	Existing	
Lot Area	20 acres for residential dwelling. No minimum for all other uses.	< 4.2	
Lot Frontage	65 feet	>65'	
Maximum Building Heights	2 ½ stories; 35 feet	< 35 feet	
Maximum Density	25% max lot coverage	< 25%	
Minimum Building Setback:			
• Front	35 feet	Existing Barn: approximately 50 feet.	
• Rear	25 feet	Existing Barn: approximately 350 feet.	
• Side	35 feet	Existing Barn: Approximately 40 feet on north side setback; < 35 feet on south side setback. (Legal non-conforming)	
Minimum Landscape Requirements:		N/A	
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:		N/A	
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	N/A	
Fencing	Pursuant to RCMC	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
<b>Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Rezone:</b>	
Criteria	Findings
1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or in the city generally.	An annexation petition for the property (18AN002) is being reviewed contemporaneously. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Rapid City Future Land Use Map shows that this area is appropriate as Low Density Neighborhood. The purpose of the General Agricultural District is to provide for land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future. The General Agricultural District will serve as a holding zone until the property owner brings forward a development plan. Since this area is in close proximity to residential uses, agricultural activities conducted in this district should not be detrimental to urban land uses.
3. The proposed amendment shall not adversely affect any	The property is zoned General Agriculture in Pennington County. The County Planning Department has indicated

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	that the existing barn located on the property was approved for the maintenance and operation of the applicant's property. The applicant has indicated that the maintenance and operation(s) include an office for sales and bookkeeping, along with typical office uses and a shop area for storing fencing and building materials, light carpentry, storage and maintenance of construction equipment and a wash bay. The existing barn in its current location will be a legal non-conforming structure. Future development should include consideration of lot configuration(s) and easements to ensure services are in compliance with the Rapid City Municipal Code and Criteria.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	There is a section line located adjacent to this property to the north. There appears to be sufficient distance between the barn and the section line to meet right-of-way requirements. The western portion of the unplatted property does not have secured access. Public infrastructure is adequate to service existing development; however, infrastructure capacity to accommodate any future development on the property will need to be reviewed by the Rapid City Fire Department and Rapid City Engineering Services Department.

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>
<b>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:</b>

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
	<b>A Vibrant, Livable Community</b>
N/A	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A



## Responsive, Accessible, and Effective Governance

GOV-2.1A	<u>Public Input Opportunities:</u> The rezone requires notification of surrounding property owners. These notification requirements allow public input into the associated rezoning of the property.
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### Comprehensive Plan Conformance – Growth and Reinvestment Chapter

<b>Future Land Use Plan Designation(s):</b>	<b>Low Density Neighborhood</b>
<b>Design Standards:</b>	
N/A	Design standards are not reviewed during the rezoning process.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<b>Neighborhood:</b>	<b>Deadwood Avenue</b>
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1K	<u>Urban Services:</u> Allow the extension of City infrastructure within the Urban Services Boundary to serve new and existing development.

### The Development Review Team Recommends that the request to rezone property from No Use District to General Agricultural District be approved for the following reasons:

•	The rezone is requested due to the pending annexation of the subject property (18AN002).
•	A review of the criteria listed in 17.54.040.D has resulted in no negative impacts as a result of the proposed amendment
•	With the existing uses on the site, the General Agricultural District will serve as a holding zone until the property owner brings forward a development plan.

### Staff recommends approving the requested rezone from No Use District to General Agricultural District in conjunction with the associated Annexation Petition (18AN002).