

Rapid City Planning Commission

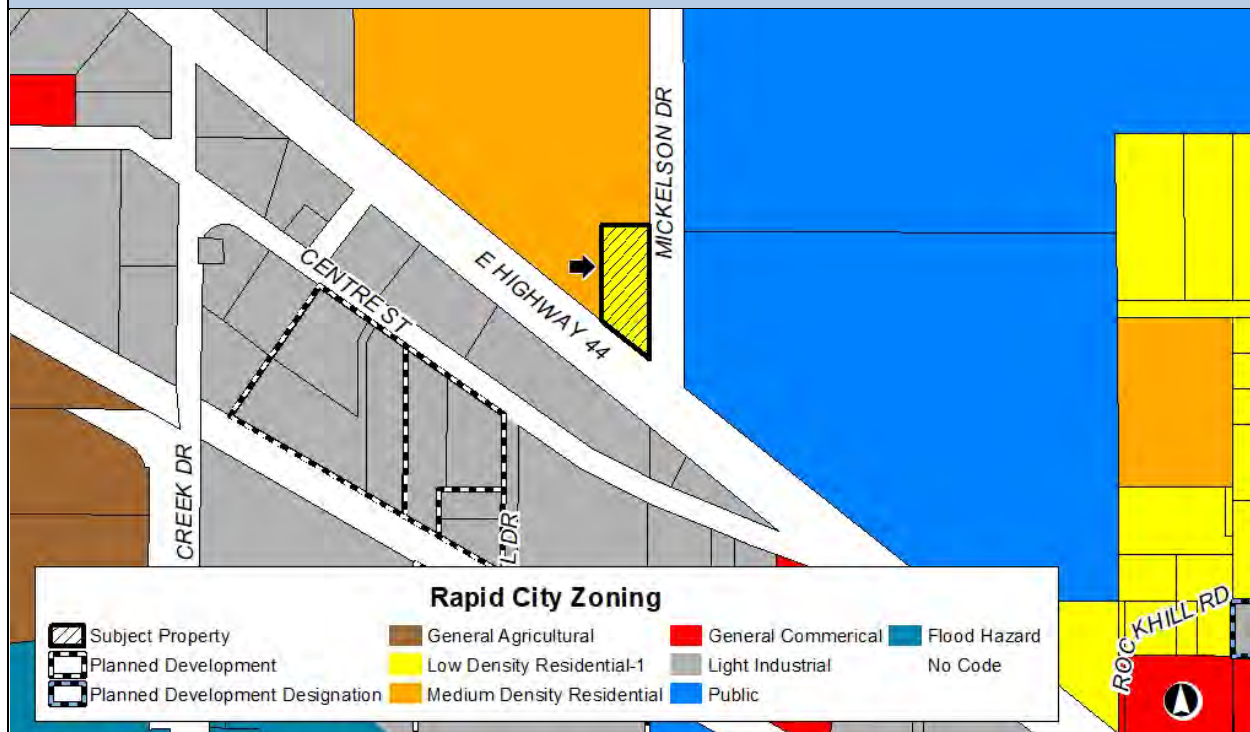
Rezoning Project Report

June 6, 2019

Item #9	
Applicant Request(s)	
Case #19RZ019 – Rezoning request from Low Density Residential District to Medium Density Residential District	
Companion Case(s):	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Rezoning request be approved.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a one acre parcel of land from Low Density Residential District to Medium Density Residential District. The subject property is currently occupied by a single family residence and is intended to be redeveloped for multi-family use in the future.</p> <p>The City's Future Land Use Plan identifies the subject property as Urban Neighborhood, which lists Medium Density Residential District as an appropriate zoning designation. The proposed Rezoning request is in compliance with City's Comprehensive Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: KTM	Planner: John Green
Property Owner: Lyle Hendrickson	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	1804 East South Dakota Highway 44
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Section 5, T1N, R8E
Land Area	1 acre or 43,560 square feet
Existing Buildings	2,971 square-foot single family residence
Topography	Relatively Flat
Access	East Highway 44
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric / MDU
Floodplain	N/A

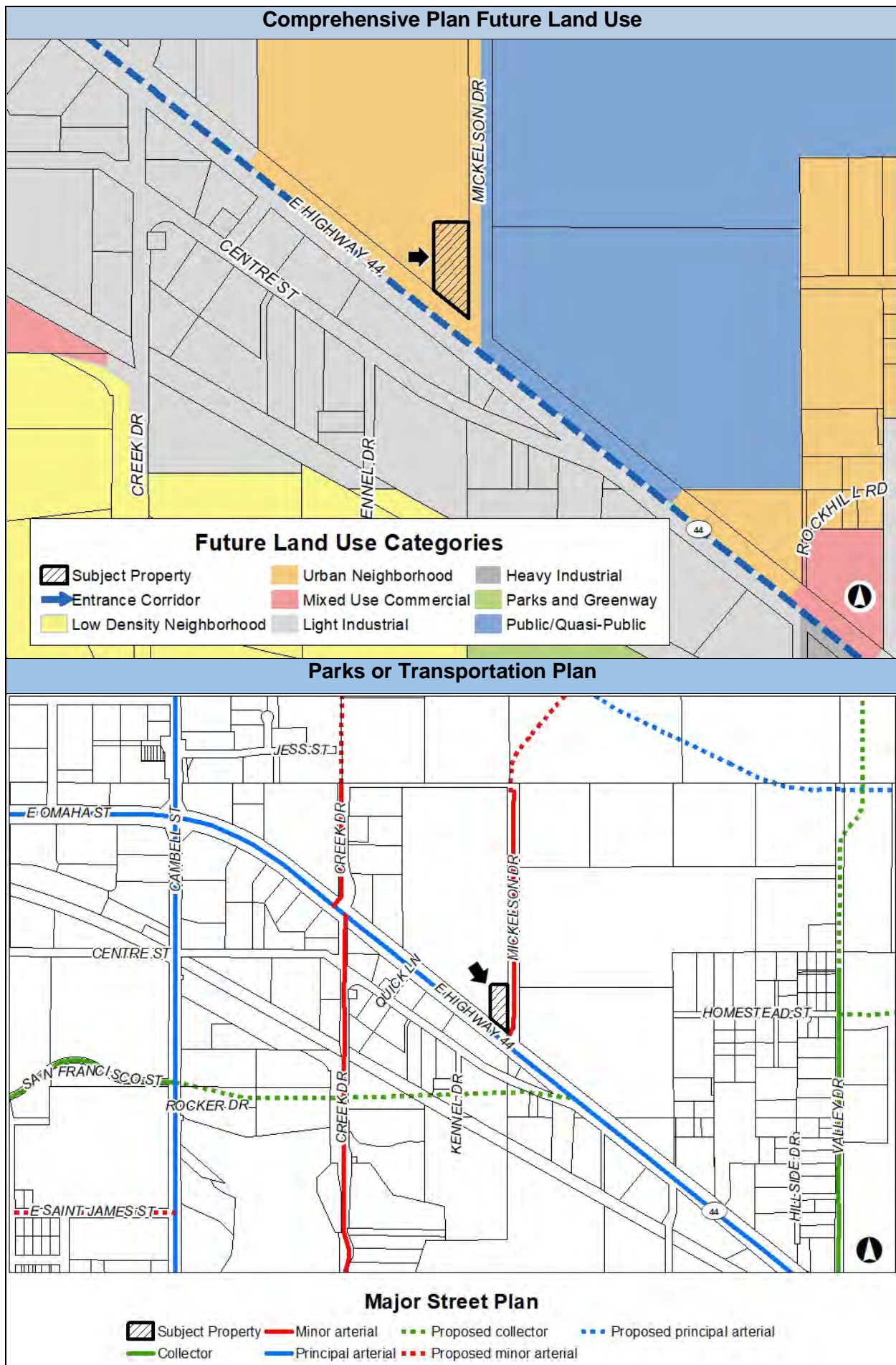
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	UN	Single Family Residence
Adjacent North	MDR	UN	Mobile Home Park
Adjacent South	LI	LI	Industrial Uses
Adjacent East	Public	P/QP	Western Dakota Tech
Adjacent West	MDR	UN	Mobile Home Park

Zoning Map










Existing Land Uses





Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	1 acres or 43,560 square feet	
Lot Frontage / Lot Width	50 feet	N/A	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 feet (Single Story) 12 feet (Two Story)	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
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:	
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.	The subject property is a parcel of land approximately one acres in size zoned Low Density Residential District. The applicant is proposing to rezone the subject property to Medium Density Residential District in order to develop the property for multi-family housing in the future. The subject property is located directly west of Western Dakota Tech and will provide housing options for students. The City's Comprehensive plan identifies the subject property as Urban Neighborhood, within which Medium Density Residential District is listed as an appropriate zoning designation. The proposed Rezoning request is in compliance with the City's Comprehensive Plan.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The current Future Land Use designation of the property is Urban Neighborhood, which identifies Medium Density Residential District as an appropriate zoning district.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	The proposed Rezoning request is in compliance with the City's Comprehensive Plan.
4. The proposed amendments shall be consistent with and not in conflict with the development plan	The Future Land Use designation for the subject property is Urban Neighborhood, which lists Medium Density Residential District as an appropriate zoning district. The

of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	applicant should be aware that a multi-family development on the property in the future may not allow access from East South Dakota Highway 44.
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 Rezoning request of the subject property will encourage future residential development within City limits adjacent to two existing arterial streets.
 A Vibrant, Livable Community	
LC-2.1A:	Targeted Residential Growth Areas: The subject property is within the Urban Services Boundary and will utilize existing infrastructure in the area to accommodate future residential growth.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The subject property is adjacent to Mickelson Drive and East South Dakota Highway 44. Currently, the property is accessed via East South Dakota Highway 44, which is listed as a Principal Arterial Street on the City's Major Street Plan. Mickelson Drive borders the property on it's the east and is listed as a Minor Arterial Street on the City's Major Street Plan. The applicant should be aware that a multi-family development in the future may require access to be removed from East South Dakota Highway 44. An approach permit must be obtained from the South Dakota Department of Transportation when the use of a property changes.
 Economic Stability and Growth	
	N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	The proposed Rezoning request 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 Rezoning is before the Planning Commission and will go before the City Council for review and approval. The public has an opportunity to provide input at these meetings.
Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood

Design Standards:	
SDP: N6	Residential Infill and Development: The proposed Rezoning request encourages future multi-family residential development on an existing lot adjacent to two arterial streets.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed Rezoning request will encourage future multi-family residential development on the property to serve students of Western Dakota Tech.
Findings	
Staff has reviewed the Rezoning request criteria pursuant to Chapter 17.50.040(D) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed Rezoning of the property is in compliance with the City's Comprehensive Plan for the neighborhood. The proposed Rezoning request will provide housing for students of Western Dakota Tech in the future. As such, staff recommends that the Rezoning request be approved.	
Staff Recommendation	
Staff recommends that the Rezoning request to rezone a parcel of land from Low Density Residential District to Medium Density Residential District be approved.	