



# Rapid City Planning Commission

## Rezoning Project Report

October 6, 2016

Applicant Request(s)	Item #8
Case # 16RZ031: Request to Rezone Property from No Use District to Low Density Residential District 2	
Companion Case(s) #: 16AN004 - Petition for Annexation	

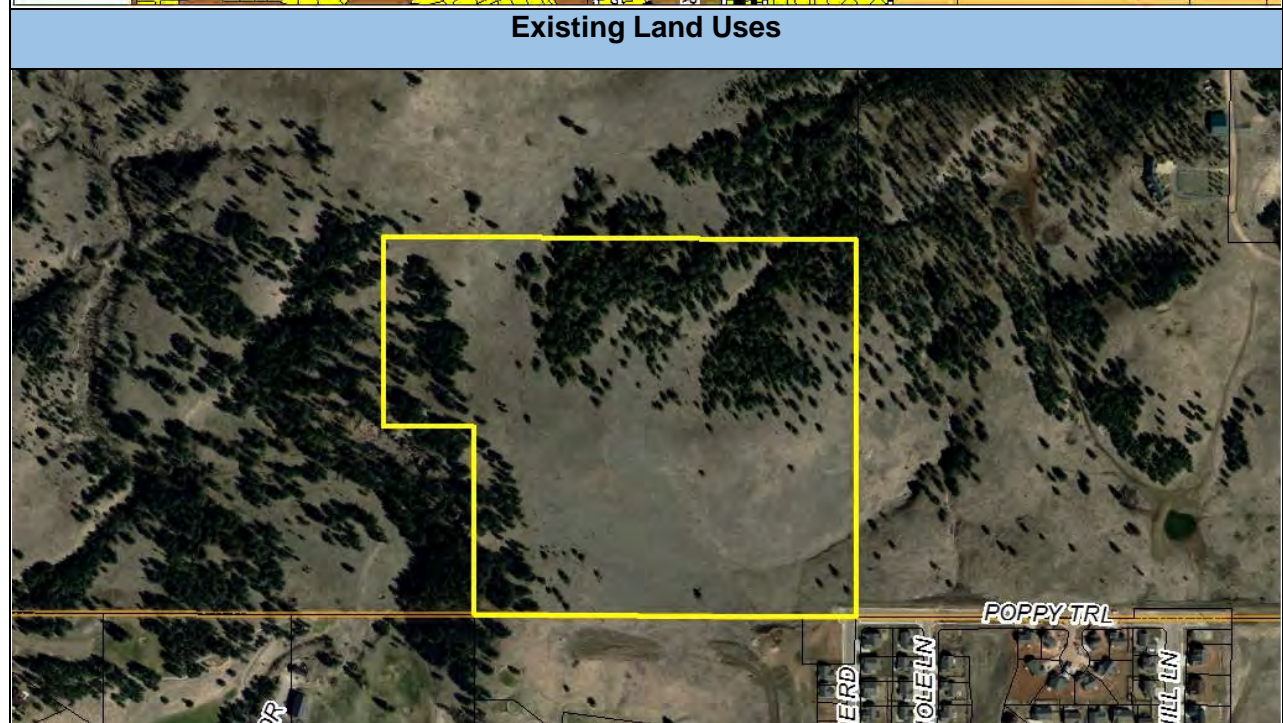
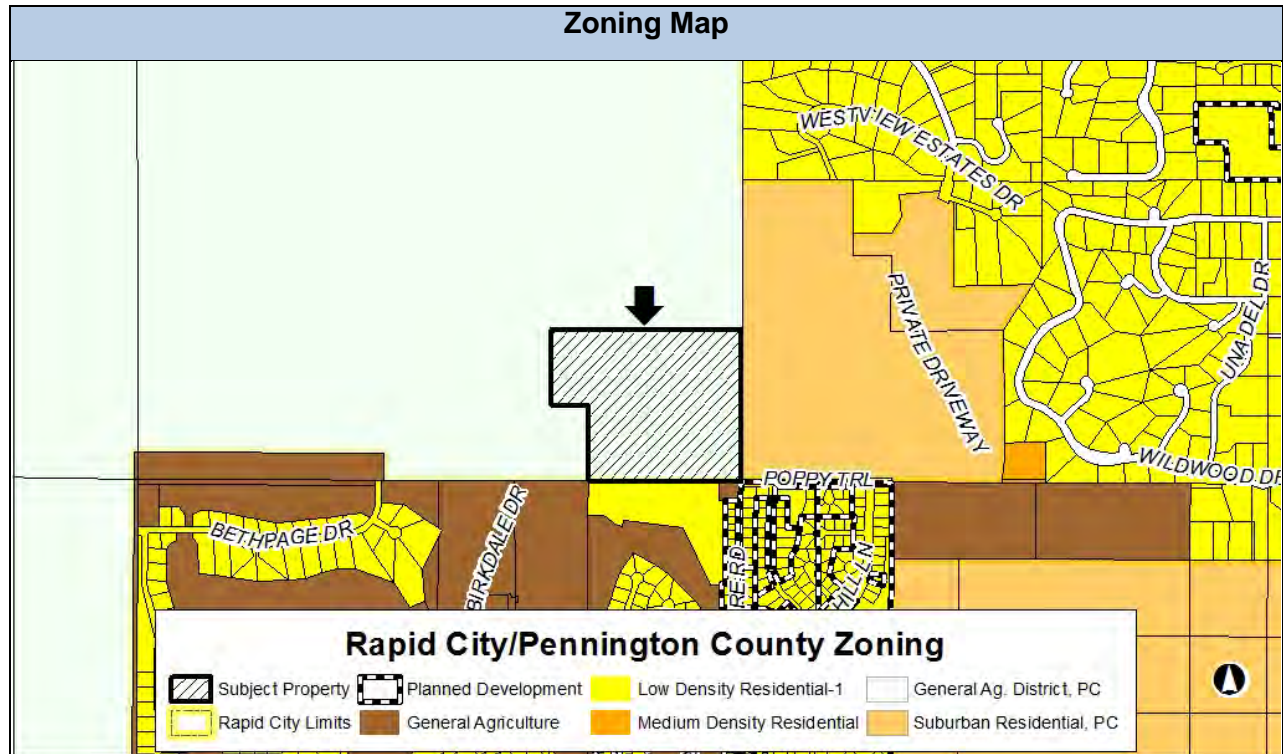
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to Low Density Residential District 2.

Project Summary Brief
The applicant is requesting to rezone approximately 45 acres of property from No Use District to Low Density Residential District 2. The property owner has submitted an annexation petition which will be reviewed contemporaneously with this rezone request. The property is currently zoned General Agriculture District in Pennington County. The property is void of structural development. The applicant intends to develop residential structures including single family homes and townhomes. The Future Land Use Plan identifies this area as a Low Density Neighborhood.

Applicant Information	Development Review Team Contacts
Applicant: Watershed Development, LLC	Planner: Sarah Hanzel
Property Owner: Robert Borgmeyer	Engineer: Nicole Lecy
Architect: N/A	Fire District: Denny Gorton
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Wyss Associates, Inc.	DOT: Stacy Bartlett

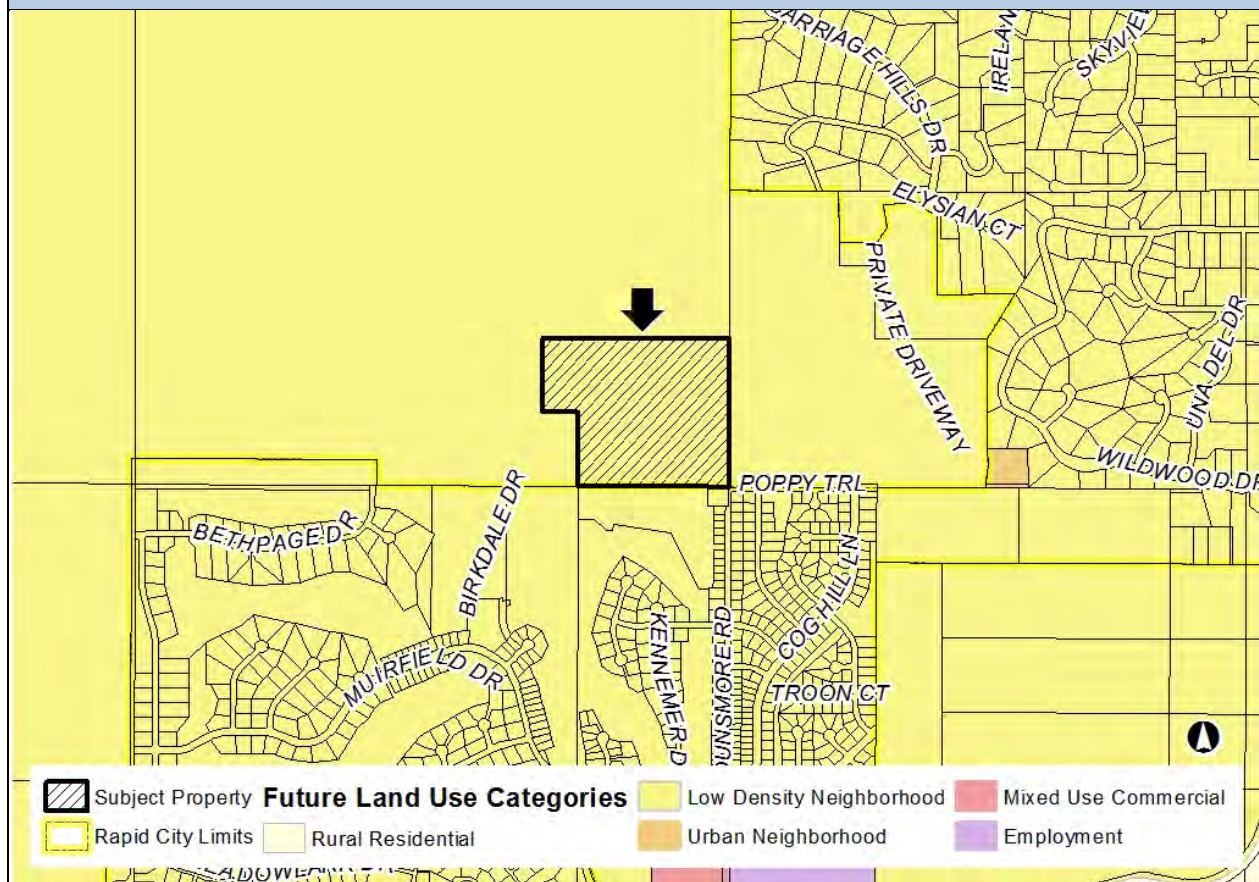
Subject Property Information	
Address/Location	Northwest of the intersection of Poppy Trail and Dunsmore Road
Neighborhood	Sheridan Lake Road
Subdivision	N/A – portion of SE1/4 of Section 20, T1N, R7E
Land Area	45 acres
Existing Buildings	Void of Structural Development
Topography	Development restraints due to topography in some areas
Access	Dunsmore Road from Sheridan Lake Road
Water Provider	City water available
Sewer Provider	City sewer available
Electric/Gas Provider	Within Black Hills Power Service Area
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Adjacent North	GAD – PC	LDN	Void of structural development
Adjacent South	GAD – PC	LDN	Void of structural development
Adjacent East	LDR-1/GAD	LDN	Single family residential
Adjacent West	SR - PC	LDN	Void of structural development
	GAD – PC	LDN	Void of structural development

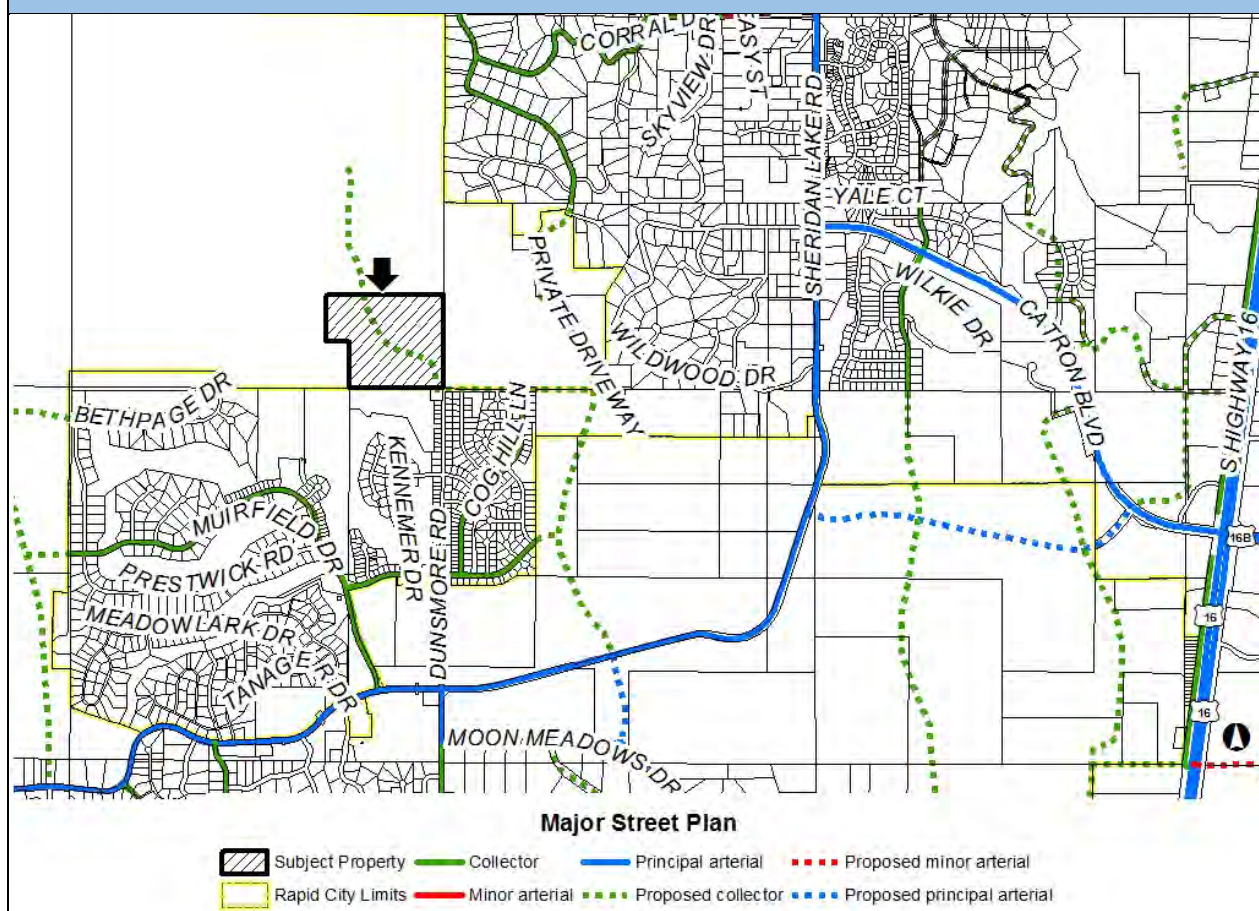




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential District 2		Required	Existing
Lot Area		6,500 square feet	N/A
Lot Frontage		25 – 50 feet per 17.44.050(E)	N/A
Maximum Building Heights		15-35 feet per 17.44.060/17.50.260	N/A
Maximum Density		30% lot area coverage	N/A
Minimum Building Setback:			N/A
• Front		25 – 35 feet per 17.44.050(A)	N/A
• Side		8 – 35 feet per 17.44.050(B)	N/A
• Rear		5 – 25 feet per 17.44.050(C)	N/A
Minimum Landscape Requirements:		Per 17.50.300	N/A
• # of landscape points			N/A
• # of landscape islands			N/A
Minimum Parking Requirements:		Per 17.50.270.	N/A
• # of parking spaces			N/A
• # of ADA spaces			N/A
Signage		Per 17.50.080 - 100	N/A
Fencing		Per 17.50.340	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 (16AN004) 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 purpose of the Low Density Residential District 2 is to provide for a slightly higher population density, but with basic restrictions similar to LDR-1 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 type of uses, area and intensity of use of land which is authorized in this district is principally for single family and 2-family dwellings and related recreational, religious, and educational facilities required to provide a balanced and attractive residential area. No adverse effects have been identified.
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	The Rapid City Future Land Use Map shows that this area is appropriate as Low Density Neighborhood. The Sheridan Lake Road Neighborhood encourages the continuation of neighborhood development near the City limits that retains the scenic and natural qualities of the Sheridan Lake Road Neighborhood Area.

plan and others.	
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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	
	<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
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities:</u> The rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the associated rezoning of the property. As of this writing the sign has been posted and planning staff has not received any inquiries from the public.

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.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Sheridan Lake Road Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
SLR-NA1.1:	Continue neighborhood development near the City limits and retain the scenic and natural qualities of the Sheridan Lake Road Neighborhood Area
SLR-NA1.1B	<u>Residential Growth</u> : Support the build out of existing neighborhoods and encourage the clustering of future residential development to conserve natural features.
SLR-NA1.1G	<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 Low Density Residential District 2 be approved for the following reasons:**

•	The rezone is requested due to the pending annexation of the subject property (16AN004).
•	A review of the criteria listed in 17.54.040.D has resulted in no negative impacts as a result of the proposed amendment
•	The Low Density Residential District 2 is an appropriate land use designation for anticipated residential development to consist of single family homes and townhouses.

**Staff recommends approving the requested rezone from No Use District to Low Density Residential District 2 in conjunction with the associated Annexation Petition (16AN004).**