



Rapid City Planning Commission

Rezoning Project Report

April 5, 2018

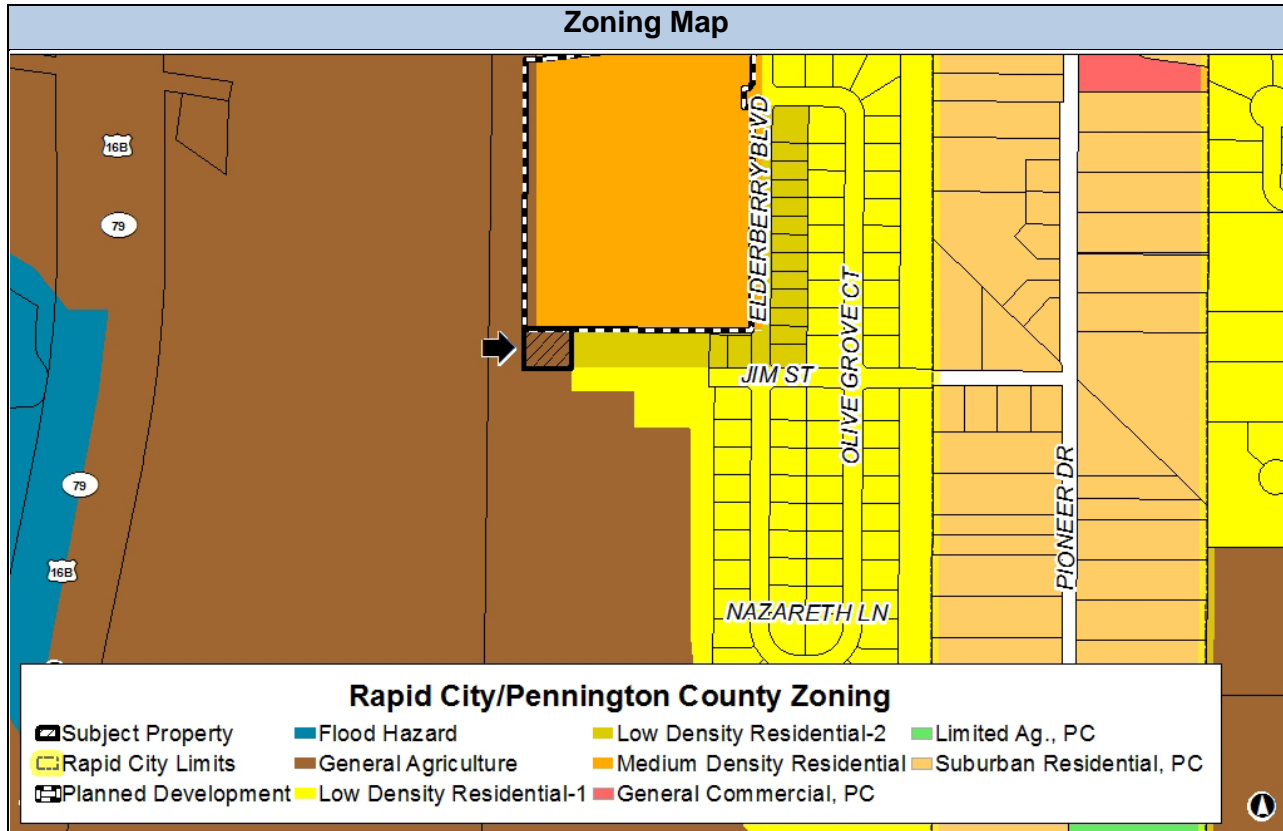
Item # 5
Applicant Request(s)
Case # 18RZ009 – Rezoning request from General Agricultural District to Low Density Residential II District
Companion Case(s) 18RZ008-Rezoning request from General Agriculture District to Low Density Residential District 18RZ010-Rezoning request from General Agriculture District to Medium Density Residential District

Development Review Team Recommendation(s)
The Development Review Team recommends approval.

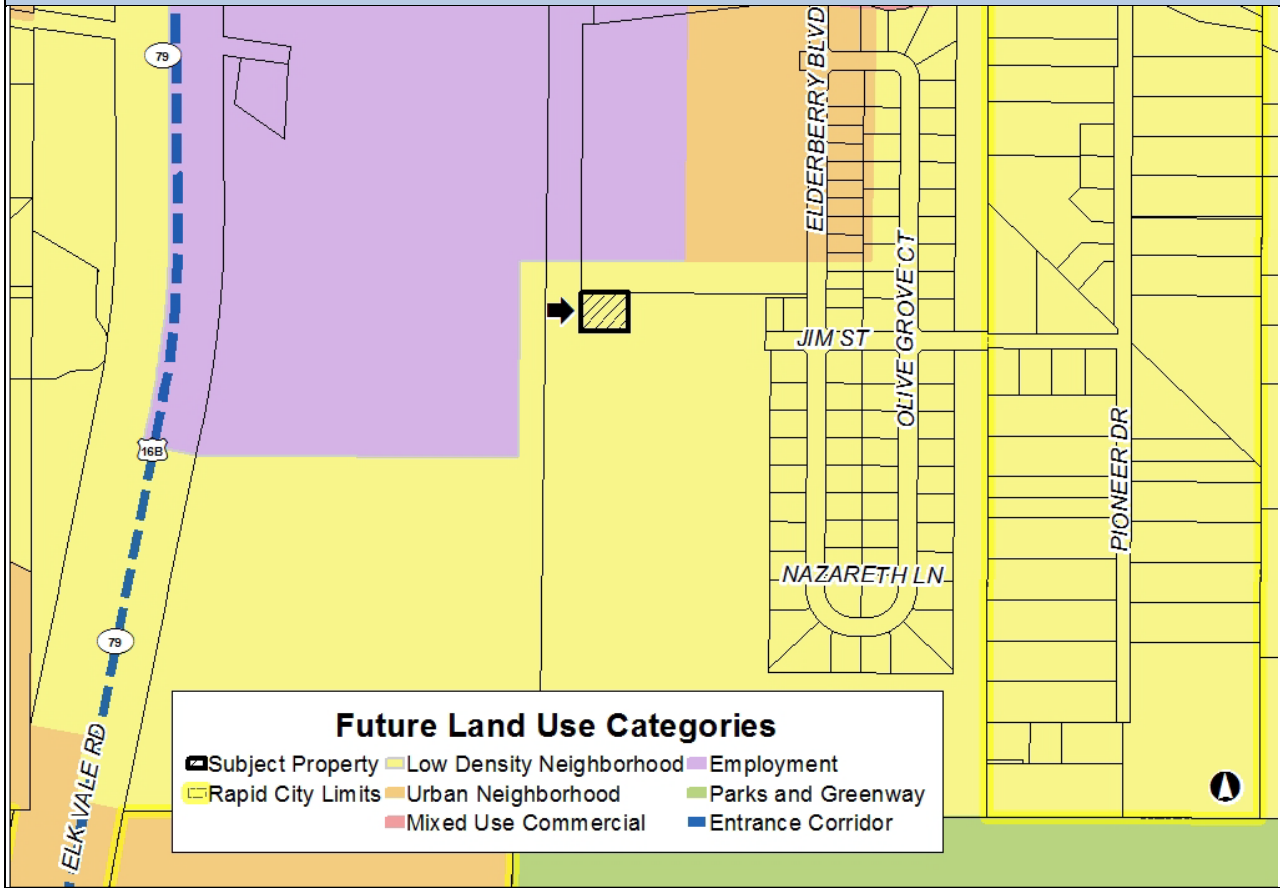
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Low Density Residential II District for a 0.308 acre parcel of land. The 0.308 acres is a part of a larger 47.97 acre unplatted parcel. The applicant has also submitted a Development Engineering Plan application to create 34 single family residential lots which includes this 0.308 acre parcel.</p> <p>The property is located approximately 2,000 feet south and west of the intersection of S.D. Highway 44 and Elderberry Boulevard, at the western terminus of Jim Street. Currently, the 0.308 acres is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream LLC	Planner: Vicki L. Fisher
Property Owner: Yasmeen Dream LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: NKTM Design Solutions, Inc.	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 2,000 feet south and west of the intersection of S.D. Highway 44 and Elderberry Boulevard, at the western terminus of Jim Street
Neighborhood	Southeast Connector neighborhood
Subdivision	Orchard Meadows Subdivision
Land Area	0.308 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Proposed local street (Jim Street)
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

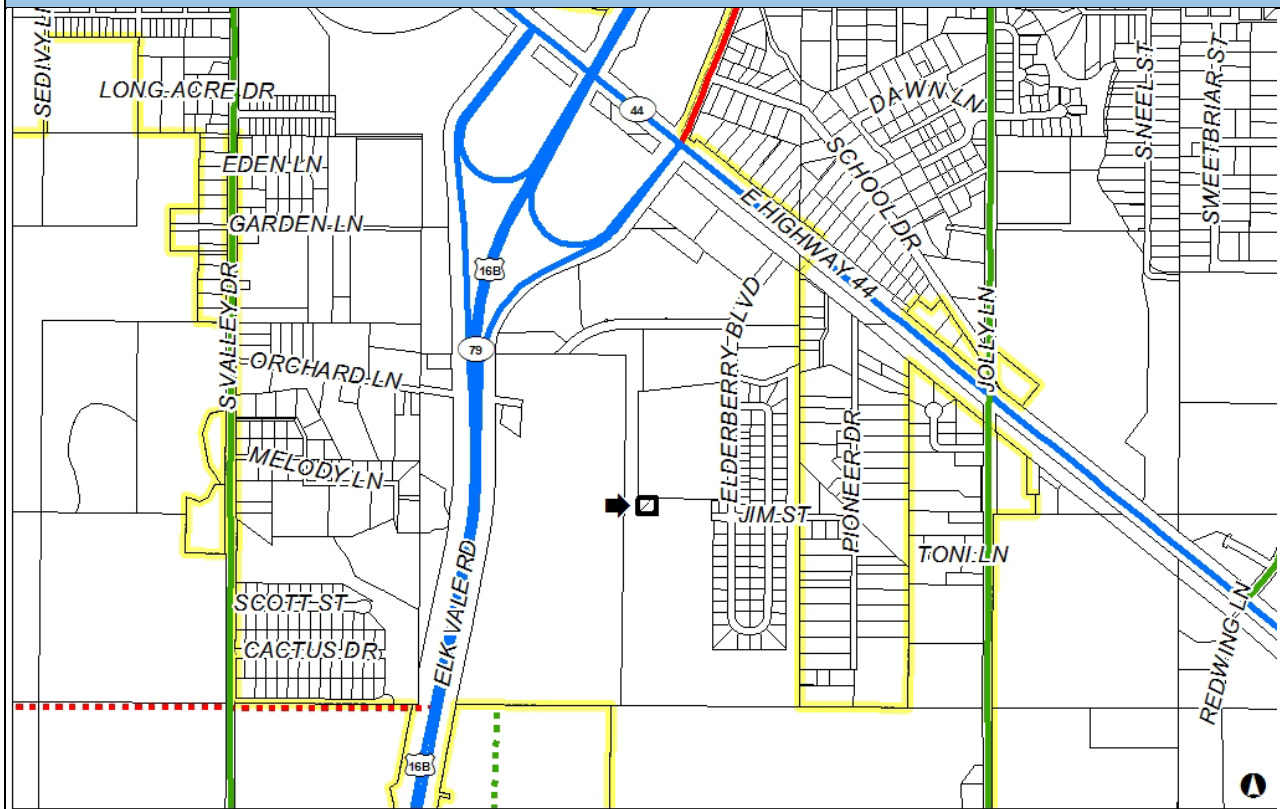
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Void of structural development
Adjacent North	MDR	LDN	Void of structural development
Adjacent South	GAD	LDN	Void of structural development
Adjacent East	LDR II	LDN	Void of structural development
Adjacent West	GAD	LDN	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector







Relevant Case History			
Case/File#	Date	Request	Action
18PL006	2/2/18	Development Engineering Plan	Administratively being reviewed and approved
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Proposed 7,405 square feet	
Lot Frontage / Lot Width	25 feet/50 feet	Proposed 83 feet/83 feet	
Maximum Building Heights	2.5 stories, 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 or 12 feet	N/A	
• Street Side	20 feet to local streets and lane/place streets	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	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

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 General Agriculture District has served as a holding zone until development of the property occurs. The applicant has submitted a Development Engineering Plan application to create 34 residential lots, which includes this 0.308 acre parcel. The proposed development constitutes a change supporting rezoning the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Low Density Residential Neighborhood. Low Density Residential II District is identified as a preferred zoning designation in the Low Density Neighborhood. Subsequently, the Rezoning request is in compliance with the adopted Comprehensive Plan.
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 development is located within Orchard Meadows Subdivision, a development with a mix of residential and commercial uses. The proposed Rezoning request is consistent with the adopted Comprehensive Plan and area land uses. It does not appear that the amendment will adversely affect any other part of the City.
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	As a part of the associated Development Engineering Plan application, the applicant has demonstrated that the construction of streets, utilities and drainage elements will be provided in compliance with the City's Major Street Plan, Utility Master Plan and the Unnamed Tributary Drainage Basin Plan. As such, the proposed Rezoning request is

plan and others.	consistent with and not in conflict with the City's development plan(s).
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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

 <p>A Balanced Pattern of Growth</p>	
BPG-1.2A	Priority Infill Areas – This goal prioritizes and encourages infill development in areas that have been skipped over due to property constraints, ownership patterns, or other reasons, as a means to maximize infrastructure investments and vibrancy to existing areas. Rezoning the property as proposed supports the creation of residential lots within the Orchard Meadows Subdivision, which has been approved for a mix of commercial and residential development.
 <p>A Vibrant, Livable Community</p>	
LC-2-1F	Phased Development – This goal encourages established phasing plans for larger developments to address the timing of infrastructure improvements. Orchard Meadows Subdivision is being constructed as a phased development. . With the construction of each phase, street, utility and drainage improvements are being provided in compliance with the City's development plans.
 <p>A Safe, Healthy, Inclusive, and Skilled Community</p>	
SHIS-3.1A	Pedestrian and Bicycle Networks – This goal encourages the construction of sidewalks to provide a pedestrian pathway, especially within a residential development. As a part of the associated Development Engineering Plan application, the applicant has demonstrated that sidewalks will be provided within the development providing pedestrian pathways and creating a safe place for children to play outside of the street right-of-way.
 <p>Efficient Transportation and Infrastructure Systems</p>	
T1-2.1A	Major Street Plan Integration - This goal encourages the integration of the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. S.D. Highway 44, a principal arterial street on the City's Major Street Plan, serves as access to Orchard Meadows Subdivision. A traffic signal has recently been installed at this intersection to accommodate traffic from the proposed development and along S.D. Highway 44. The applicant's development of the property is in compliance with the City's Major Street Plan.
 <p>Economic Stability and Growth</p>	
EC-3.2D	Residential Development in Existing Infrastructure Service Areas – This goal supports residential development in areas where infrastructure and services exist as a first priority. City services such as police and fire protection currently exist for this area. In addition, Rapid Valley Sanitary District sewer and water exist within the area to serve the proposed development.
 <p>Outstanding Recreational and Cultural Opportunities</p>	
RC-1.2D	Lighting and Safety Enhancements –A city park or greenway does not exist

	within close proximity to the property. That enhances the need to provide pedestrian pathways as a part of the residential development of the property. As a part of the associated Development Engineering Plan application, the applicant has demonstrated that sidewalks will be provided within the proposed street rights-of-way. In addition, street lights will be provided in compliance with the Infrastructure Design Criteria Manual to enhance safety along the sidewalks.
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Responsive, Accessible, and Effective Governance

GOV-2.1A	The proposed Rezoning request 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 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Characteristics	
N/A	The Low Density Neighborhood designation encourages establishing single-family neighborhoods outside of the core area as well as future growth areas to the east and north. This property is located east of the City core. Rezoning the property to Low Density Residential II District will allow single family and townhome residential development meeting the design characteristics established for the Low Density Neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-Na1.1D	Mixed Use Development: The Southeast Connector Neighborhood Area Plan encourages mixed use development within areas along S.D. Highway 44. This property is located within this preferred mixed used growth area.

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 future land use designation of the property is Low Density Neighborhood. The proposed Rezoning request is in compliance with the review criteria established in the Rapid City Municipal Code, the future land use designation and with the goals of the adopted Comprehensive Plan.
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Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.
