



Rapid City Planning Commission

Rezoning Project Report

April 5, 2018

Item # 6
Applicant Request(s)
Case # 18RZ010 – Rezoning request from General Agricultural District to Medium Density Residential District
Companion Case(s) 18RZ008-Rezoning request from General Agriculture District to Low Density Residential
18RZ009-Rezoning request from General Agriculture District to Low Density Residential II District

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

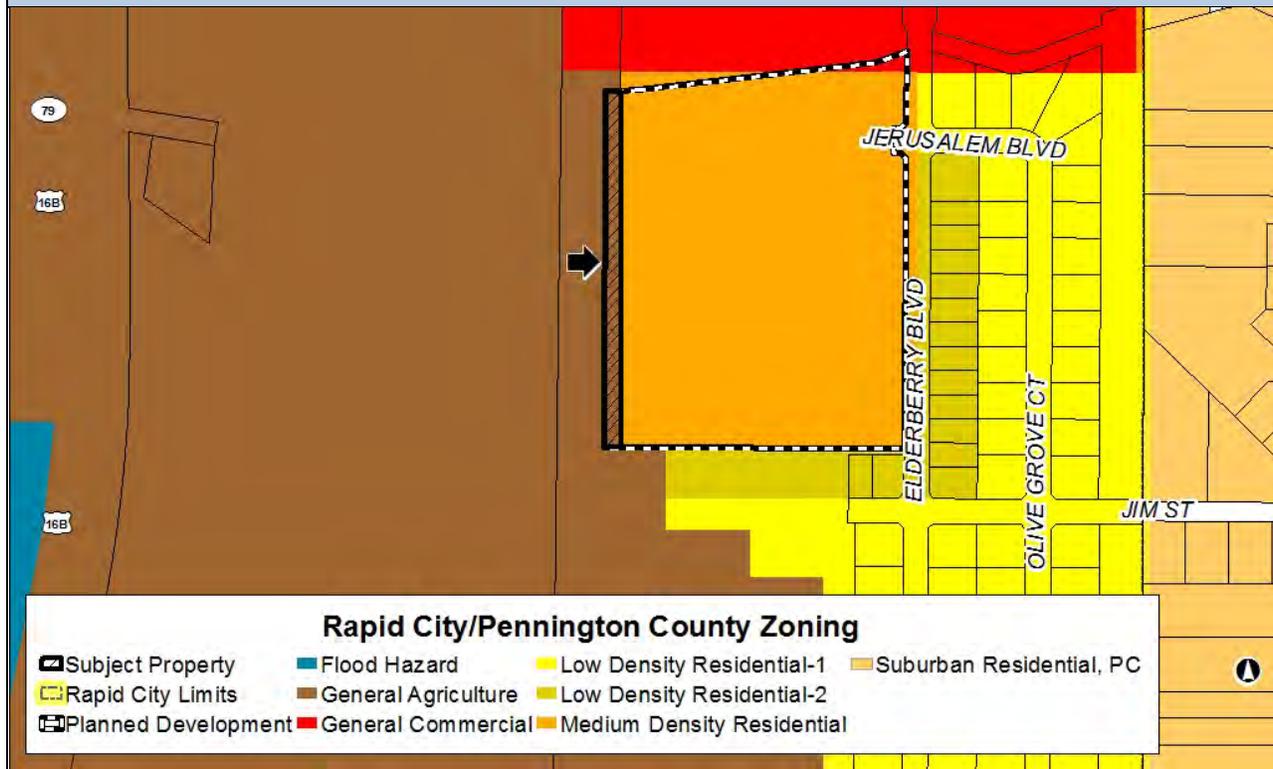
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Medium Density Residential District for a 0.505 acre parcel of land. The 0.505 acres is the western 26 feet of Tract L, Orchard Meadows Subdivision. The balance of the property is currently zoned Medium Density Residential District. This application will serve to align the zoning boundary with the boundary of the platted lot.</p> <p>The property is located approximately 900 feet south and west of the intersection of S.D. Highway 44 and Elderberry Boulevard, on the east side of Elderberry Boulevard. Currently, Tract L 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 900 feet south and west of the intersection of S.D. Highway 44 and Elderberry Boulevard, on the east side of Elderberry Boulevard
Neighborhood	Southeast Connector neighborhood
Subdivision	Orchard Meadows Subdivision
Land Area	0.505 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Elderberry Boulevard
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 and Employment	Void of structural development
Adjacent North	GC	Employment	Void of structural development
Adjacent South	GAD	LDN	Void of structural development
Adjacent East	MDR	LDN and Employment	Void of structural development
Adjacent West	GAD	LDN and Employment	Void of structural development

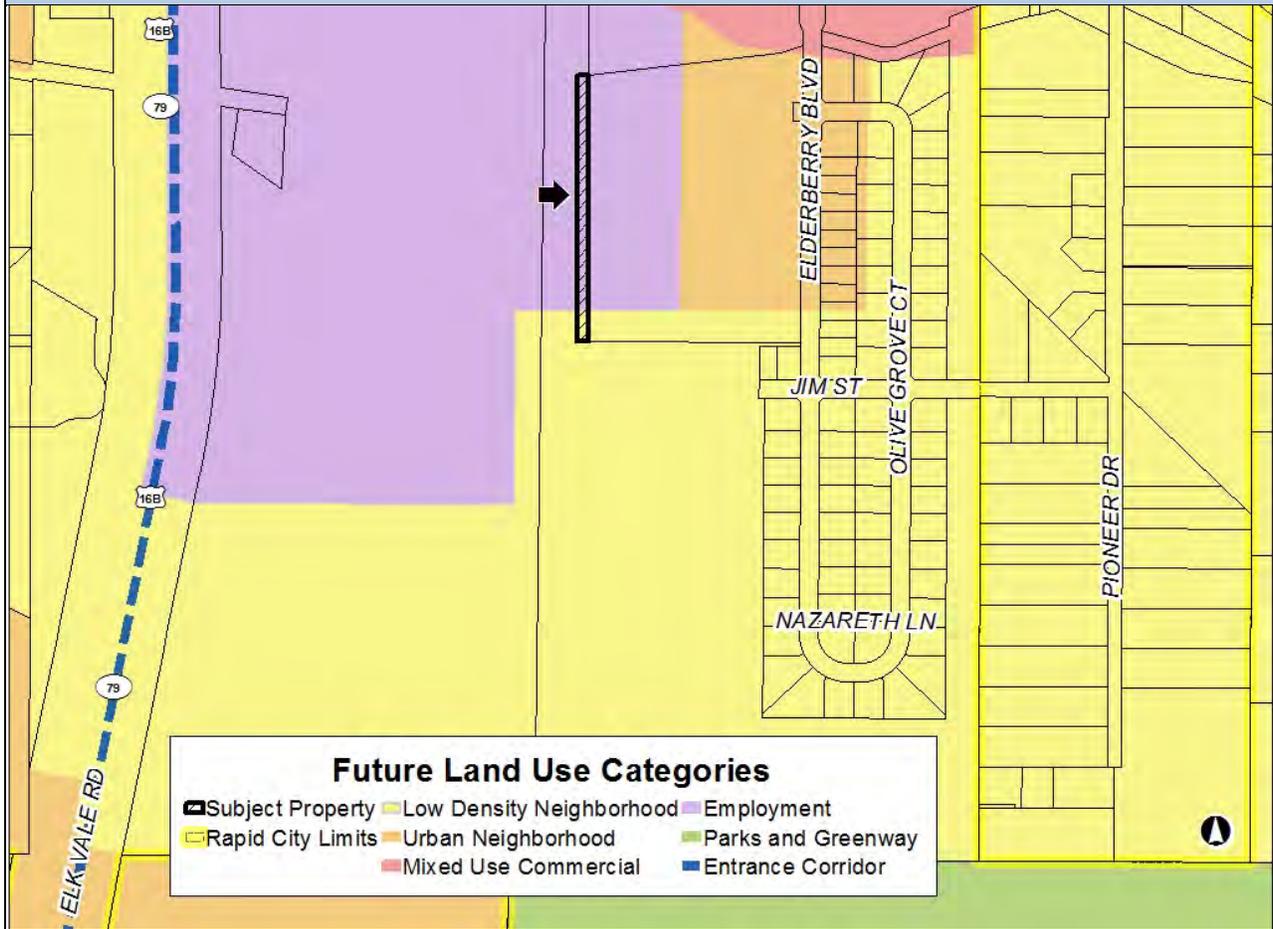
Zoning Map



Existing Land Uses



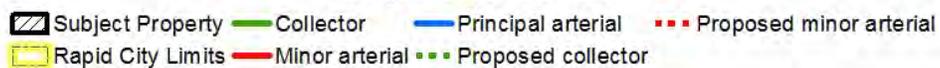
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
17PL016	6/8/17	Final Plat	Approved
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	11.14 acres, 485,258.4 square feet	
Lot Frontage / Lot Width	25 feet/50 feet	800 feet/800 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 property has recently been platted creating Tract L of Orchard Meadows Subdivision. As previously noted, the western 26 feet of the Tract L is currently zoned General Agriculture District. The balance of the lot is zoned Medium Density Residential District. This application will serve to align the zoning boundary with the boundary of the platted lot. The recent platting of the property 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 and Employment. However, property to the west is identified as appropriate for Urban Neighborhood which supports the Medium Density Residential District. In addition, a majority of Tract L, an 11.14 acre parcel, is currently zoned Medium Density Residential District. When the Future Land use Plan is updated as per the recommendations of the City's Comprehensive Plan, the designation for this area will be changed to Urban Neighborhood to support the Medium Density District.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse	The proposed development is located within Orchard Meadows Subdivision, a development with a mix of residential and commercial uses. It does not appear that the amendment will adversely affect any other part of the

effects result from the amendment.	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 plan and others.	As a part of the previously approved plat creating Tract L, streets, utilities and drainage elements have been 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 consistent with and not in conflict with the City's development plan(s).

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-1.2A	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 a multi-family lot within the Orchard Meadows Subdivision, which has been approved for a mix of commercial and residential development.
	A Vibrant, Livable Community
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.
	A Safe, Healthy, Inclusive, and Skilled Community
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 platting the property to create Tract L, the applicant has demonstrated that sidewalks will be provided along Elderberry Boulevard providing pedestrian pathways and creating a safe place for children to play outside of the street right-of-way.
	Efficient Transportation and Infrastructure Systems
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. A traffic signal has recently been installed at this intersection to accommodate traffic from the proposed development. Subsequently, the applicant's development of the property is in compliance with the City's Major Street Plan.
	Economic Stability and Growth

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.
	Outstanding Recreational and Cultural Opportunities
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 plat creating Tract L, the applicant has demonstrated that sidewalks will be provided within the proposed street right-of-way. In addition, street lights will be provided in compliance with the Infrastructure Design Criteria Manual to enhance safety along the sidewalks.
	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.

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. Rezoning the western 26 feet of an 11.14 acre lot secures one zoning designation for the entire lot. In particular, this rezoning request serves to align the zoning boundary with the boundary of the platted lot which is consistent with the intent and purposes of the Zoning Ordinance.

Planning Commission Recommendation and Stipulations of Approval
Staff recommends that the Rezoning request be approved.