



# Rapid City Planning Commission

## Rezoning Project Report

April 26, 2018

Applicant Request(s)	Item #6
Case # 18RZ014: Request to Rezone Property from General Agricultural District to Low Density Residential District II	
Companion Case(s) #: 18AN003 - Petition for Annexation; 18PL023 – Prelim. Subdivision Plan; 18RZ013 – Rezone from No Use District to Low Density Residential District – II.	

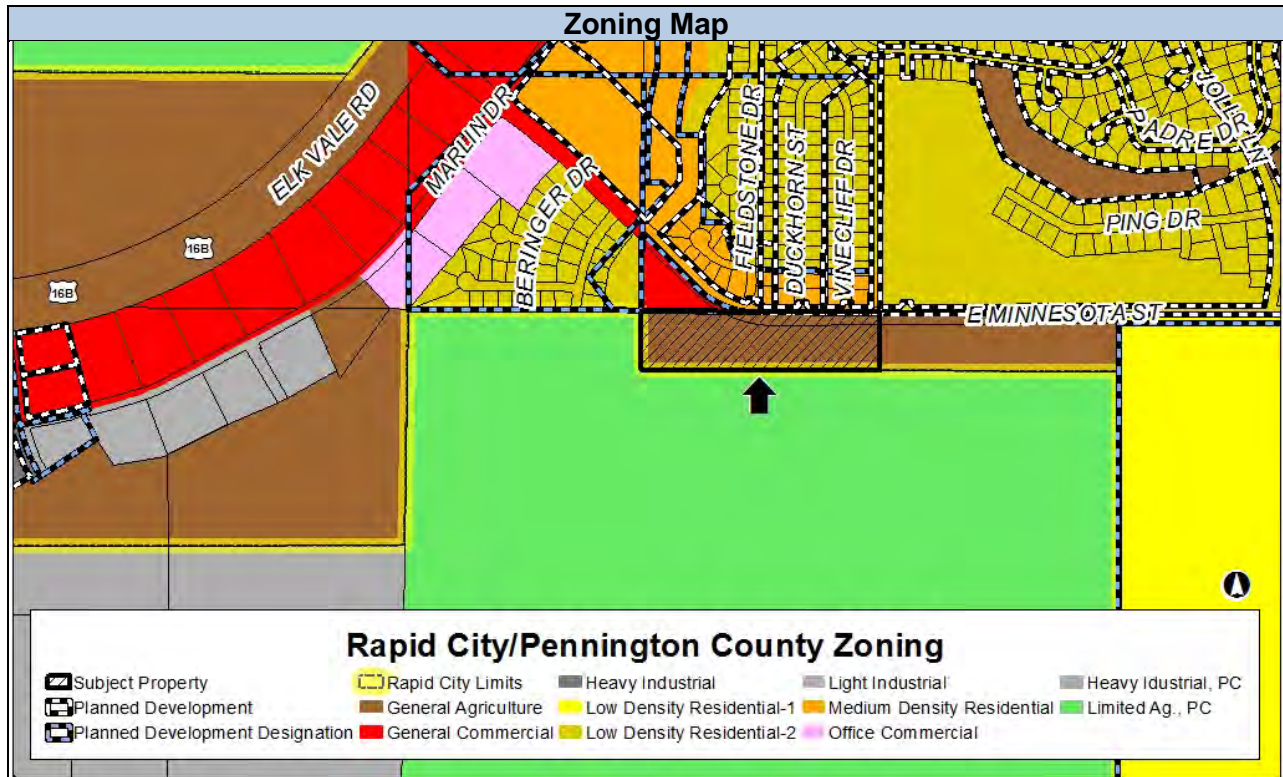
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from General Agricultural District to Low Density Residential District II.

Project Summary Brief
<p>The applicant requests to rezone approximately 10 acres of undeveloped property from General Agricultural District to Low Density Residential District II. The property is accessed from East Minnesota Street, a minor arterial on the Major Street Plan. The City’s Future Land Use Plan designates this area as Urban Neighborhood. Development Review team concluded that the proposed Low Density Residential District II reflects the Urban Neighborhood designation identified in the Future Land Use Plan for this property.</p> <p>The proposed rezoning request is consistent with surrounding land uses. Property to the north is zoned Medium Density Residential District and Low Density Residential District – II. The property to the south is zoned Limited Agriculture in Pennington County. Property to the east is zoned Low Density Residential District – I. Property to the west is being requested for rezoning from No Use District to Low Density Residential District II in conjunction with an annexation petition (18AN003/18RZ013).</p>

Applicant Information	Development Review Team Contacts
Applicant: Dennis Zandstra Real Estate Holdings	Planner: Sarah Hanzel
Property Owner: Dennis Zandstra Real Estate Holdings	Engineer: Dan Kools
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project Planner: KTM Design Solutions, Inc.	DOT: Stacy Bartlett

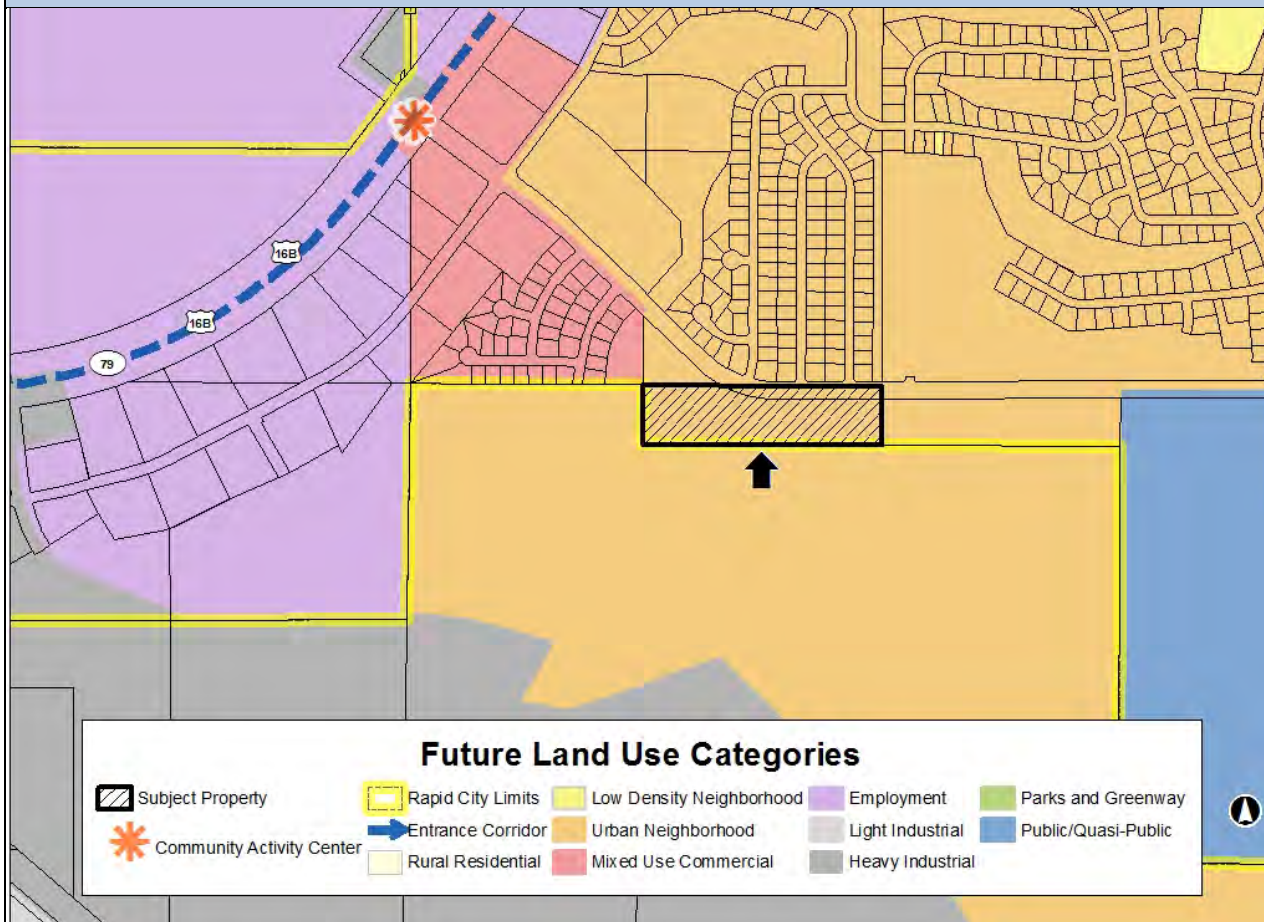
Subject Property Information	
Address/Location	South of East Minnesota Street
Neighborhood	Southeast Connector
Subdivision	South of Elks Crossing
Land Area	10 acres
Existing Buildings	None
Topography	Moderate slopes
Access	East Minnesota Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	UN	Void of Structural Development
Adjacent North	MDR and LDR-2	UN	Single family residential; void of structural development
Adjacent South	LA – PC	UN	Void of structural development
Adjacent East	LDR - I	UN	Void of structural development
Adjacent West	LA - PC	UN	Void of structural development

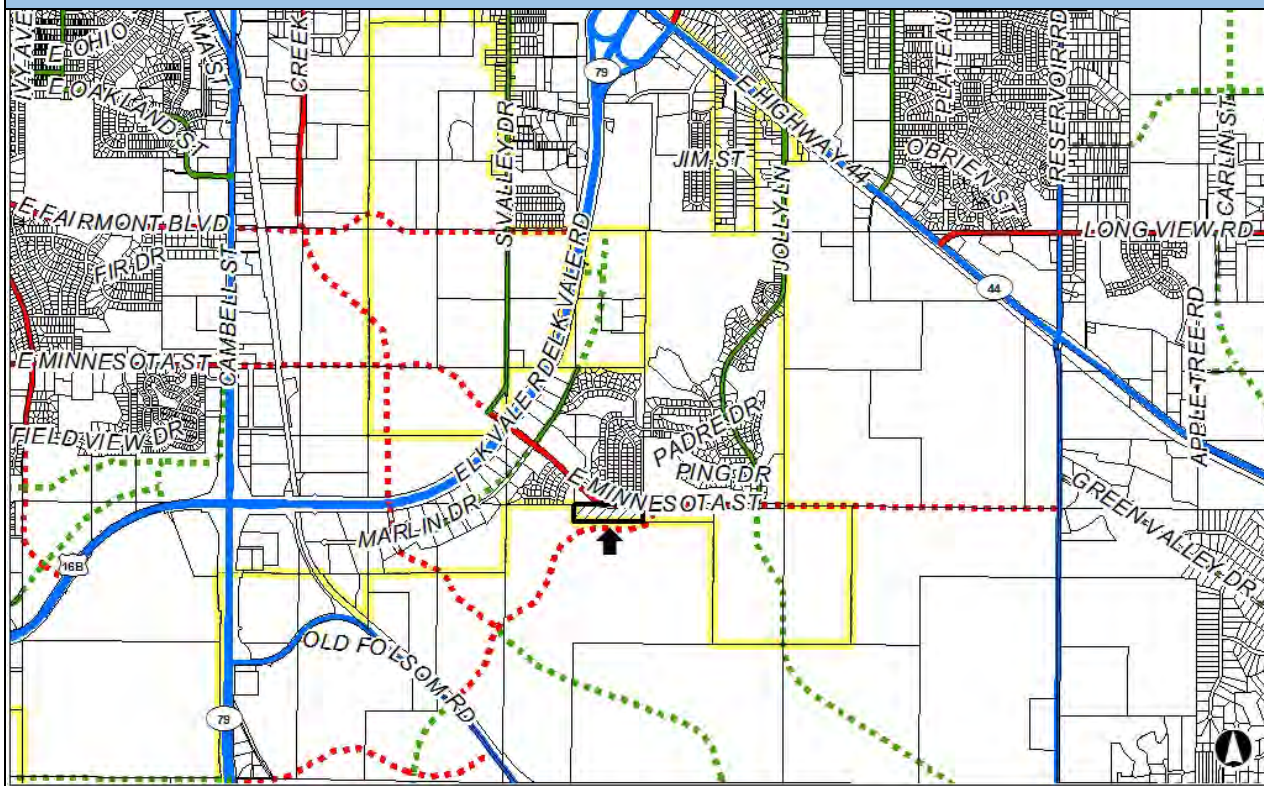




## Comprehensive Plan Future Land Use



## 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
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential District II	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	
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 Agricultural District has functioned as a holding zone. Development plans are being reviewed for the construction of low density residential structures on this property (18PL023). The development of the property constitutes the changing condition of the area necessitating the rezone request.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Low Density Residential District II is to provide for a slightly higher population density, but with basic restrictions similar to Low Density Residential I District. The Development Review team concluded that the proposed Low Density Residential District II reflects the Urban Neighborhood designation identified in the Future Land Use Plan for this property.
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 consistent with surrounding land uses. Property to the north is zoned Medium Density Residential District and Low Density Residential District – II. The property to the south is zoned Limited Agriculture in Pennington County. Property to the west is being zoned from No Use District to Low Density Residential District – II (18RZ013). Property to the east is zoned Low Density Residential District – I.

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.	Access to the property is from East Minnesota Street, a minor arterial street on the Major Street Plan. The Major Street Plan identifies a proposed minor arterial Street. This rezoning request is consistent with the Comprehensive Plan, <i>Plan Rapid City</i> , and the Future Land Use Plan designation of Urban Neighborhood.
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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. Staff will notify the Planning Commission if these requirements have not been met.

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	<b>Urban 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>Southeast Connector Neighborhood</b>
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<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1I: Annexation	Require the annexation of contiguous properties when development occurs.
SEC-NA1.1J Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.

**The Development Review Team Recommends approving the request to rezone property from General Agricultural District to Low Density Residential District II for the following reasons:**

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|---|--|
| • | The proposed zoning amendment complies with the Future Land Plan designation of Urban Neighborhood.                                  |
| • | A review of the criteria listed in 17.54.040.D has not identified any adverse impacts associated with the rezoning of this property. |

**Staff recommends approving the rezoning request.**