

Rapid City Planning Commission

Rezoning Project Report

September 6, 2018

Item #5
Applicant Request(s)
Case #18RZ022 – Rezoning request from General Agricultural District to Medium Density Residential District
Companion Case(s): 18PL064 – Preliminary Subdivision Plan application

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved in conjunction with the associated Preliminary Subdivision Plan application.

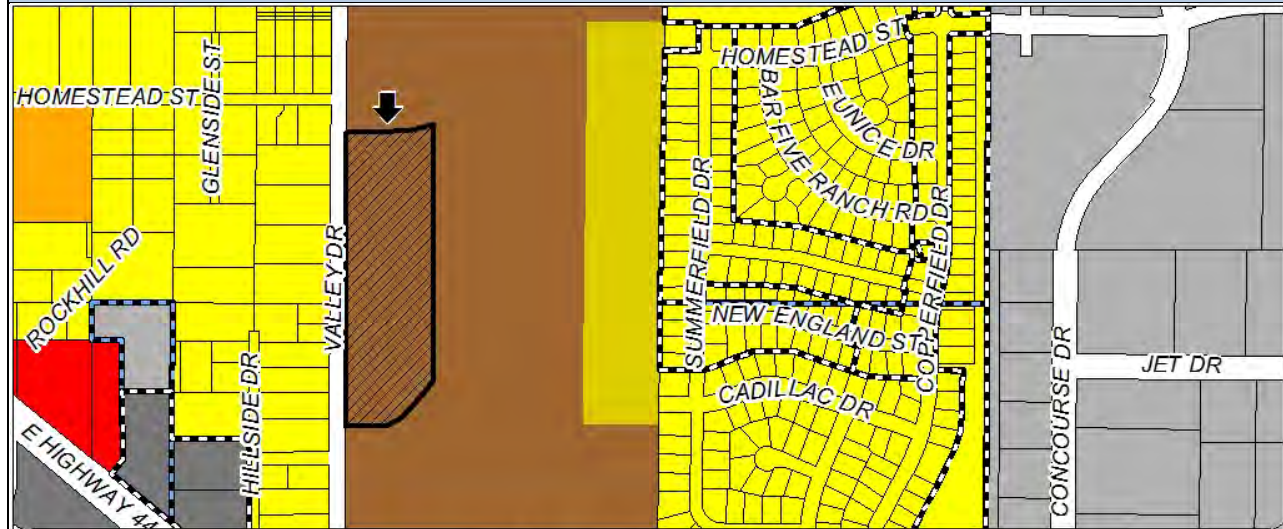
Project Summary Brief	
<p>(Update August 27, 2018. All revised and/or added text is shown in bold print.) This item was continued at the August 9, 2018 Planning Commission meeting due to an error in the location description on the application that affected publication notifications. The application has been amended and the item has been republished with the corrected location description. Please note that no other part of this report has been altered or changed. The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Medium Density Residential District for a parcel of land approximately 9.3 acres in size. In conjunction with the rezoning application, the applicant has also submitted a Preliminary Subdivision Plan application to subdivide the existing 9.3 acres lot into two lots, sized 5.57 acres and 3.81 acres, respectively. The property is located east of Valley Drive and is currently void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: KTM	Planner: John Green
Property Owner: BH Capital LLC	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	1500 Valley Drive
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Proposed Diamond Ridge Subdivision
Land Area	9.3 acres
Existing Buildings	No structural development
Topography	Rises in elevation 27 feet from south to north
Access	Valley Drive
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	UN	No structural development
Adjacent North	GA	UN	No structural development
Adjacent South	GA	UN	Single Family Home
Adjacent East	GA	UN	No structural development
Adjacent West	LDR	UN	Residential Area

Zoning Map



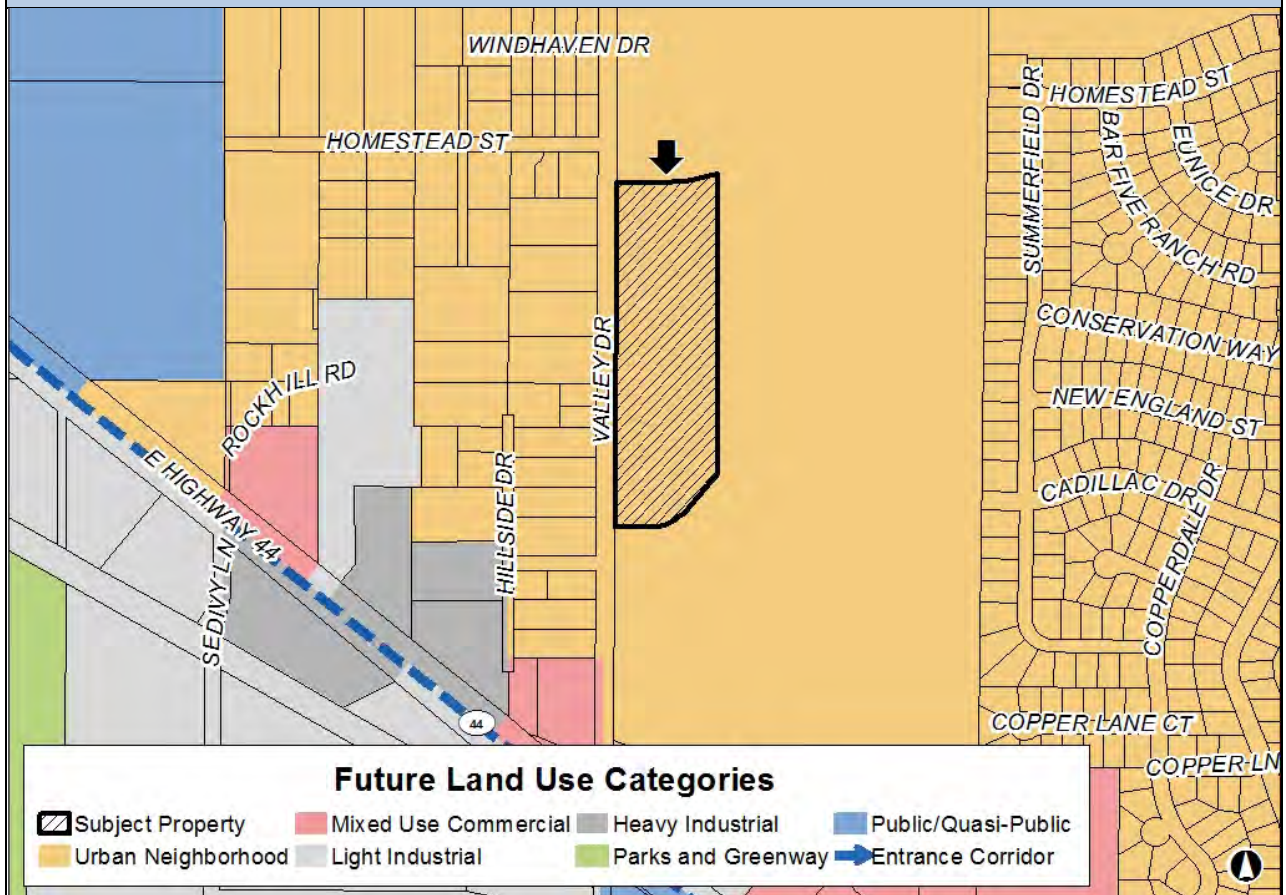
Rapid City Zoning

- | | | | |
|---------------------------------|---------------------------|----------------------------|------------------|
| Subject Property | General Agricultural | Medium Density Residential | Heavy Industrial |
| Planned Development | Low Density Residential-1 | General Commercial | No Code |
| Planned Development Designation | Low Density Residential-2 | Light Industrial | |

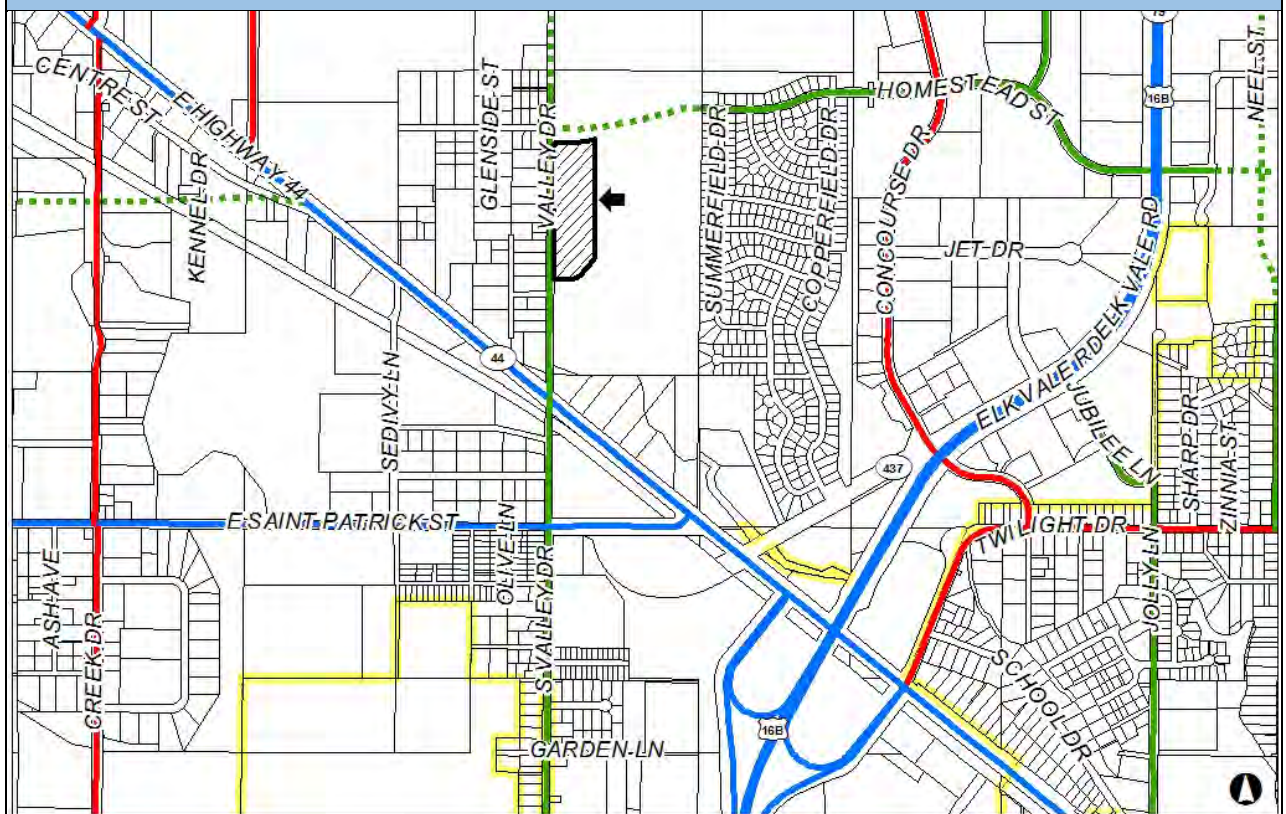
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		6,500/8,000	242,629 sq. ft. / 165,963 sq. ft.
Lot Frontage / Lot Width		50 ft / 100 ft	N/A
Maximum Building Heights		3 stories or 35 feet	N/A
Maximum Density		30%	N/A
Minimum Building Setback:			
• Front		20 feet / 25 feet	N/A
• Rear		25 feet	N/A
• Side		8 feet / 12 feet	N/A
• Street Side		N/A	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 zoned General Agricultural District approximately 9.3 acres in size. The General Agricultural District has served as a holding zone. The surrounding neighborhood is transitioning from agricultural land uses to residential uses as development and commercial activity in the area increase.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Urban Neighborhood. Medium Density Residential District is a listed zone in Urban Neighborhood.
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 is consistent with surrounding land uses and the adopted Comprehensive Plan. 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 plan and others.	The current future land use designation of the property is Urban Neighborhood, which includes Medium Density Residential District as a listed zoning district. Valley Drive is a Collector street in the City's Major Street Plan, and will serve as the access to the proposed rezoned lots.

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 and subsequent development of the subject property promotes infill development of an interior, vacant City lot, creating a more balanced and dense pattern of growth.



A Vibrant, Livable Community

LC-2.1C: **Variety Of Housing Types:** The proposed rezoning of the subject property will create a mix of multi-family and single family housing options in the neighborhood. Low Density Residential District borders the subject property on the west, and is also present at the terminus of Homestead Street, east of the subject property. Higher density housing on the subject property will create a variety of housing options in the neighborhood, in addition to single family homes.



A Safe, Healthy, Inclusive, and Skilled Community

N/A



Efficient Transportation and Infrastructure Systems

T1-2.1A **Major Street Plan Integration:** Valley Drive is identified as a Collector street on the City's Major Street Plan.



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 Redevelopment:** The proposed Rezoning supports higher density residential development in an interior, vacant City lot. The Urban Neighborhood designation encourages higher density of housing in residential areas.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Elk Vale Neighborhood Area

Neighborhood Goal/Policy:

EV-NA1.1A **Residential Growth:** The adopted Comprehensive Plan supports the expansion of new residential areas in the Elk Vale Neighborhood 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 Comprehensive Plan identifies the future land use designation of the subject property as Urban Neighborhood, which identifies Medium Density Residential Districts as a zoning designation.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.