



Rapid City Planning Commission

Comprehensive Plan Amendment Project Report

October 25, 2018

Applicant Request(s)	Item #7
Case # 18CA003 – Comprehensive Plan Amendment to change the future land use from Low Density Neighborhood to Urban Neighborhood.	
Companion Case(s) #18RZ026 – Rezoning from General Agricultural District to Medium Density Residential District; #18PL094 – Preliminary Subdivision Plan	

Development Review Team Recommendation(s)
The Development Review Team Recommends approval of the proposed Comprehensive Plan Amendment.

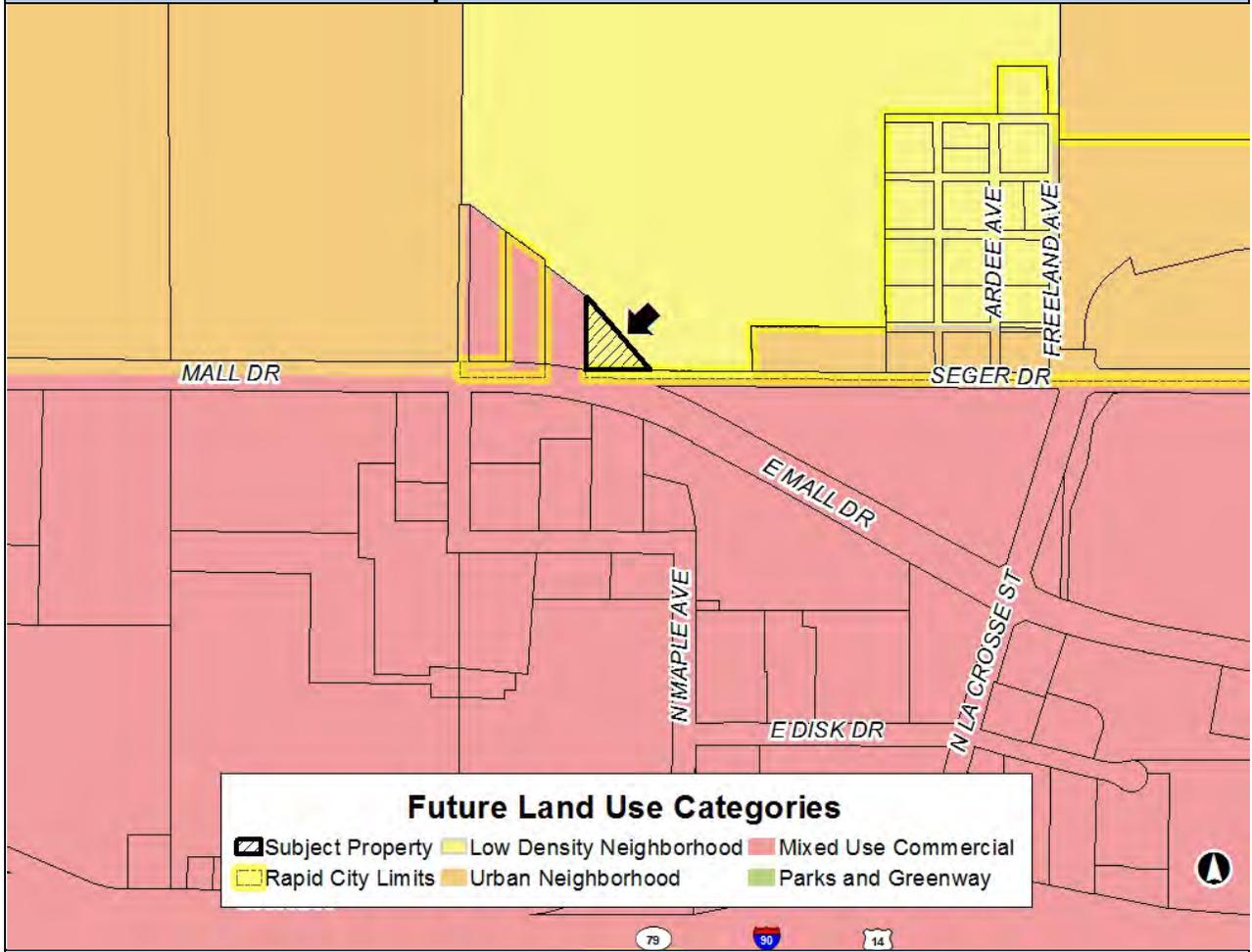
Project Summary Brief
The applicant has submitted an Amendment to the Comprehensive Plan to change the future land use designation from Low Density Neighborhood to Urban Neighborhood. The applicant has also submitted a Rezoning request (#18RZ026) from General Agricultural District to Medium Density Residential District and a Preliminary Subdivision Plan (#18PD094). Currently, the property is void of any structural development.

Applicant Information	Development Review Team Contacts
Applicant: Hagg-Gomez LLC	Planner: Kelly Brennan
Property Owner: Hagg Gomez LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

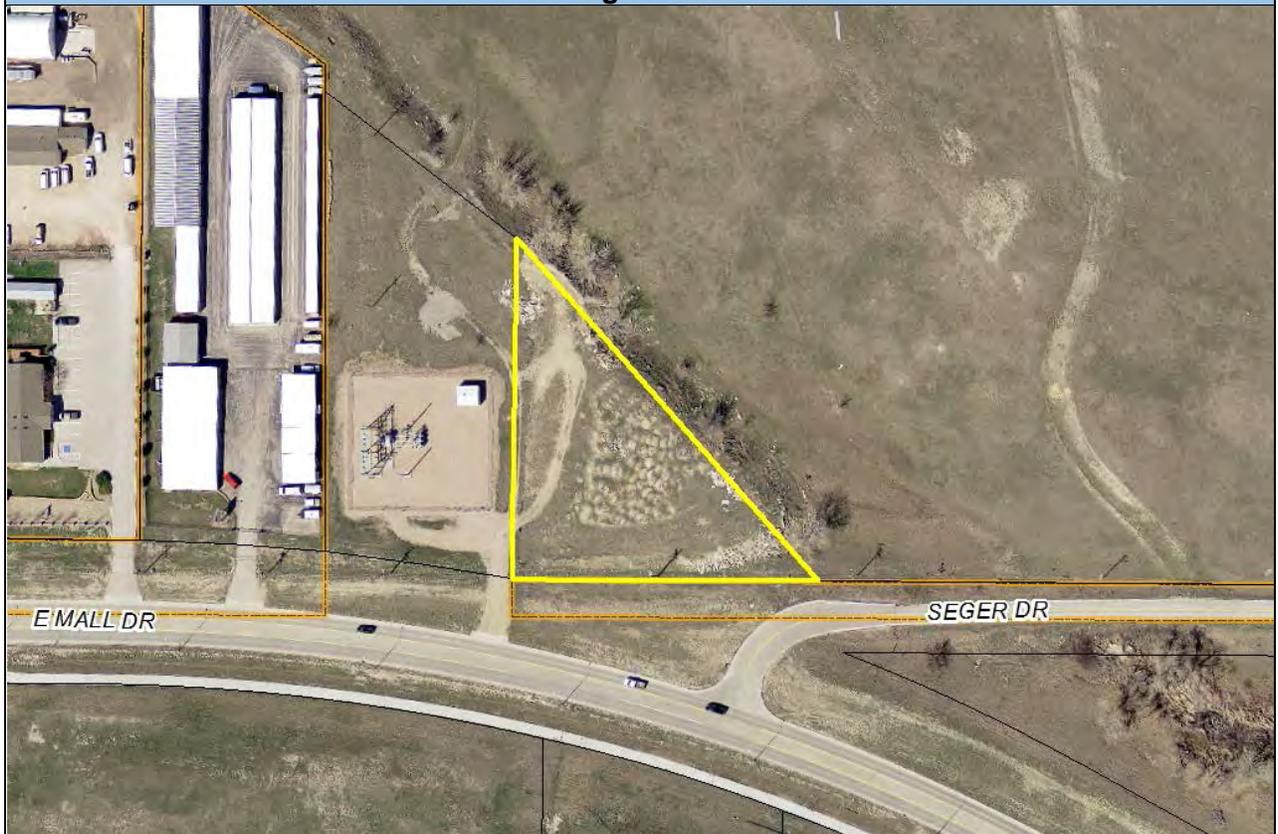
Subject Property Information	
Address/Location	North of the intersection of Seger Drive and Mall Drive
Neighborhood	Northeast Neighborhood Area
Subdivision	Freeland #2 Subdivision
Land Area	1.079 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Mall Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

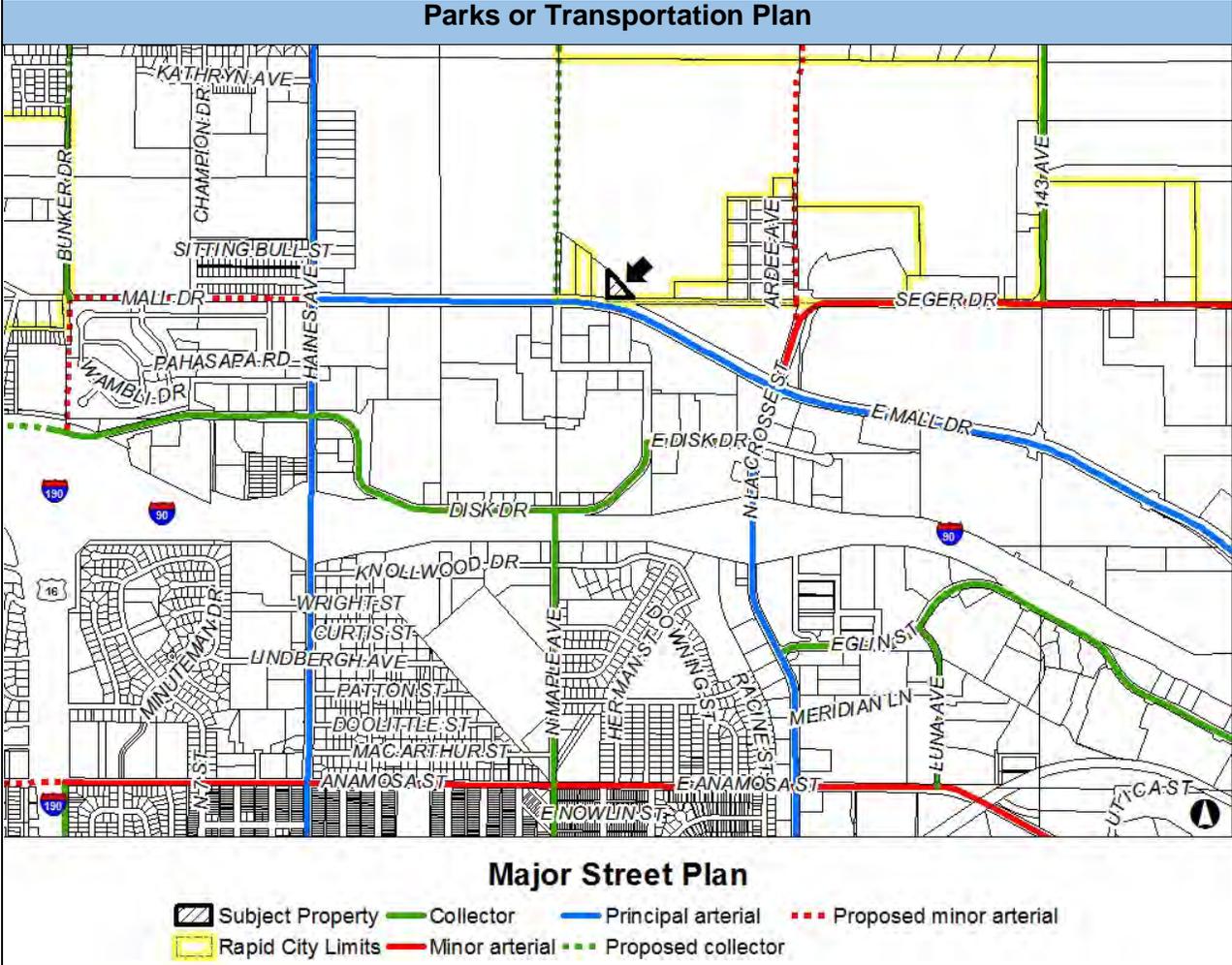
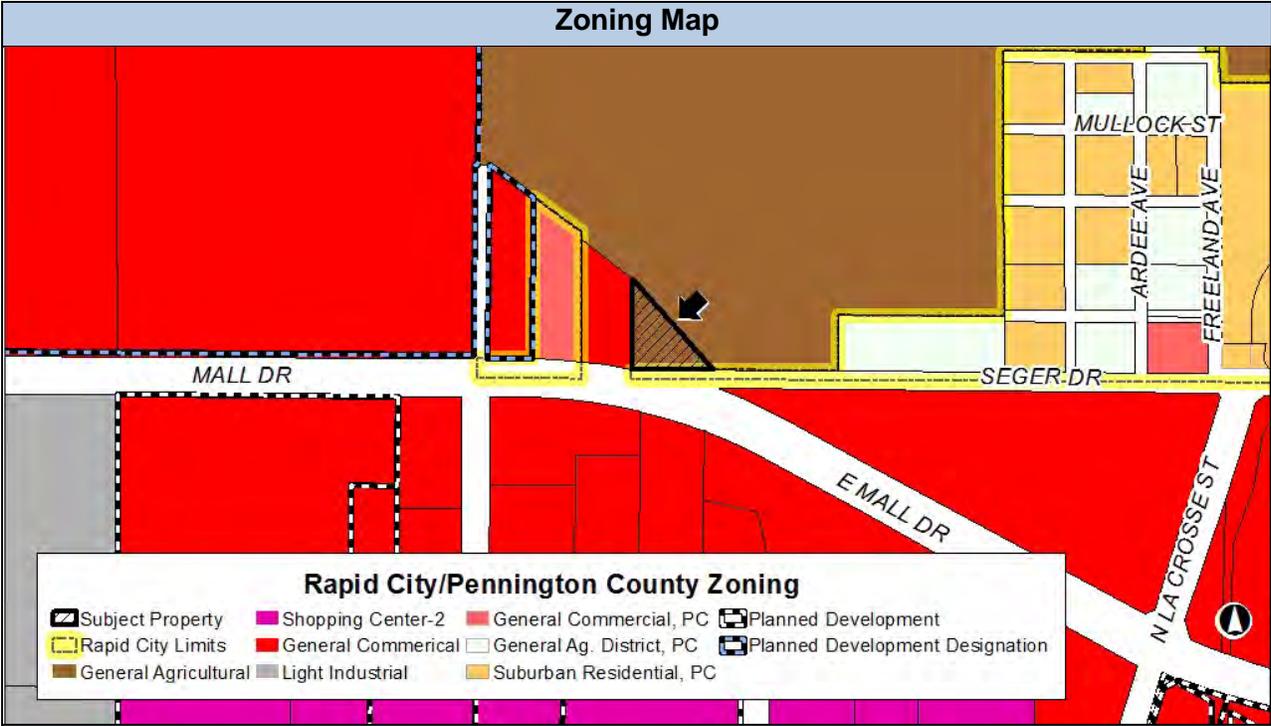
Subject Property and Adjacent Property Designations			
	Comprehensive Plan	Existing Land Use(s)	Existing Zoning
Subject Property	LDN	Void of structural development	GAD
Adjacent North	LDN	Void of structural development	GAD
Adjacent South	MUC	Furniture Store	GC
Adjacent East	LDN	Void of structural development	GAD
Adjacent West	MUC	Utility Lot	GC

Comprehensive Plan Future Land Use



Existing Land Uses





Relevant Case History			
Case/File#	Date	Request	Action
N/A			

Comprehensive Plan Conformance – Growth and Reinvestment Chapter				
Future Land Use Plan Designation: Urban Neighborhood		Neighborhood: Northeast		
Range of Density/Size	Uses	Characteristics	Location	Zone Districts
<p>Residential: Typically greater than 8 dwelling units per acre; with higher densities in some locations.</p> <p>Non-residential: Typical floor area ratios (FARs) of between 0.5 and 1.</p>	<p>Primary: A range of medium to high-density housing types, such as townhomes, apartments, small lot single-family, duplexes, patio homes, assisted living centers, and live-work units.</p> <p>Secondary: Neighborhood-serving retail and services such as small markets, restaurants, drugstores, smaller specialty shops, health services, professional offices, and civic uses.</p>	<ul style="list-style-type: none"> Designed to create opportunities for a mix of housing options and densities. Intended to promote self-supporting neighborhoods which contain housing predominantly (with a mix of types and intensities), but that also include parks, recreation facilities, schools, and/or community gathering places. 	<p>Characteristic of many of the City's core area neighborhoods. Appropriate where infill and redevelopment is encouraged, as well as on larger vacant parcels within the urbanized area where larger scale planning is possible.</p>	<p>MDR, MHR, HDR</p>

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast
Neighborhood Goal/Policy:	<p>Goal NE-NA1.1: Support reinvestment and revitalization of the Rushmore Mall area and expand housing, employment, and service options as new growth occurs throughout the Northeast Neighborhood Area.</p> <p>Goal NE-NA1.1A: Residential Growth – Support expansion and development of new residential neighborhoods north of Seger Drive, between Haines Avenue and Dyess Road.</p>

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-3.2A	Mix of housing types – This goal encourages the development of a range of housing types, sizes, prices, and densities within individual neighborhoods and throughout the community to satisfy current demand and future needs. The

	proposed Comprehensive Plan Amendment creates a medium density housing area buffer between the Mixed Use Commercial Future Land Use to the south and the Low Density Neighborhood Future Land Use to the North.
	A Vibrant, Livable Community
LC-2.1A	The proposed Comprehensive Plan Amendment supports residential development with the Urban Services Boundary and maximizes available infrastructure and community amenities. Both utilities and transportation infrastructure are existing to the south of the property.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	The adjacent streets have been constructed in compliance with the Infrastructure Design Criteria Manual and pursuant to the Major Street Plan. This ensures that an efficient roadway network is in place to support the transportation needs of the area as it continues to develop.
	Economic Stability and Growth
EC-1.2A	Maintain diverse and attractive housing options close to employment areas. Support the development of workforce and affordable housing, encourage the development of a diverse set of housing types, and encourage new residential development infill and redevelopment near major employment centers.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	The proposed Comprehensive Plan Amendment 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 Rezone 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.

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 2.60.160.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Comprehensive Plan Amendment:	
Criteria	Findings
1. Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.	The current future land use designation of the property is Low Density Neighborhood. As previously identified, the applicant has proposed to change the designation to Urban Neighborhood which follows the boundary of the proposed 1.079 acre lot being created for an apartment development. Upon review of the request, staff noted that the an area 230 feet in depth along Seger Drive may be more appropriately designated as Urban Neighborhood in lieu of the current Low Density Neighborhood designation. The Urban Neighborhood designation will provide a buffer between the Mixed Use Commercial

	designation located south of the property and the balance of the Low Density Neighborhood designation located to the north.
2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.	The subject property is a parcel of land zoned General Agricultural District approximately 10.79 acres in size. There are no changed or changing conditions in the area. The General Agricultural District has served as a holding zone until the developer was ready to develop the property. This Rezoning application (18RZ026) constitutes a need for a change in the Future land Use Plan.
3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.	The proposed Comprehensive Plan Amendment 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. Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.	Rapid City water and sewer serve the currently undeveloped property. The property is located north of the intersection of Seger Drive and Mall Drive. Mall drive is identified as a principal arterial on the Major Street Plan. The proposed amendment would not appear to result in any significant detrimental effects on the adjacent transportation and facilities networks.
5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.	The proposed amendment will serve to create a buffer between the commercial land use to the south and the residential land use to the north, resulting in an orderly mix of multi-use development.
6. Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.	The property is served with water and sanitary sewer service through the City of Rapid City. The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

The Development Review Team recommends that the request to amend the Comprehensive Plan to change the Future land Use Designation of the property from Low Density Neighborhood to Urban Neighborhood be approved for the following reasons

- The proposed Comprehensive Plan Amendment conforms with the six review criteria established in Section 2.60.160D

Staff recommends approving the request to amend the Comprehensive Plan to change the Future Land Use Designation of the property from Low Density Neighborhood to Urban Neighborhood.