

Rapid City Planning Commission

Rezoning Project Report

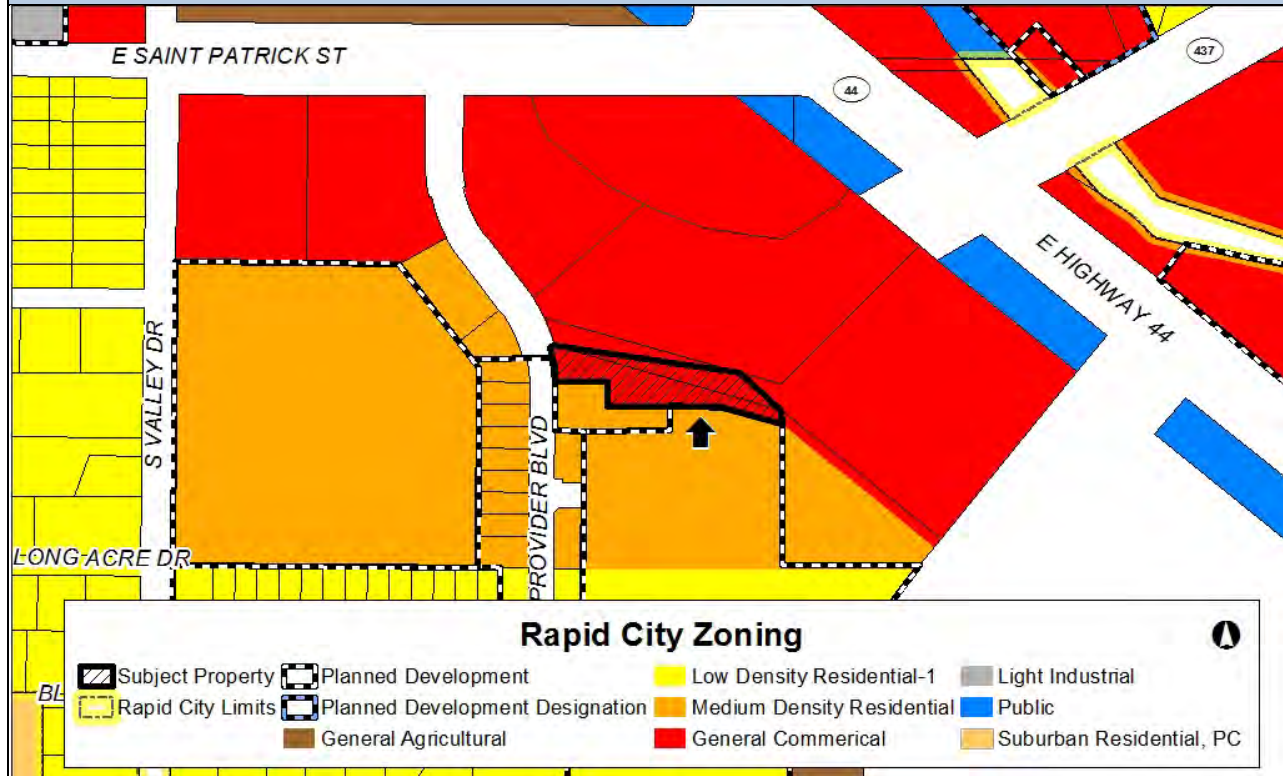
February 21, 2019

Item #11	
Applicant Request(s)	
Case #19RZ004 – Rezoning request from General Commercial District to Medium Density Residential District	
Companion Case(s): 19PD005 – Major Amendment to a Planned Development Overlay to expand the boundaries of a Planned Development Overlay and to allow a public park	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Rezoning request be approved in conjunction with the associated Major Amendment to the Planned Development Overlay application (File# 19PD005).	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a parcel of land from General Commercial District to Medium Density Residential District. The subject property is partially zoned Medium Density Residential District, with the balance of the property zoned General Commercial District. The applicant submitted this Rezoning application concurrently with a Major Amendment to a Planned Development application to expand the boundaries of a Planned Development Overlay and to allow a public park. A public park is a conditional use within the Medium Density Residential District but is not permitted within the General Commercial District.</p> <p>The City's Comprehensive Plan currently lists the Future Land Use for the property as Low Density Neighborhood. However, City staff are proposing a Comprehensive Plan Amendment to change the Future Land Use Designation of the property from Low Density Neighborhood to Urban Neighborhood. The proposed Rezoning request is in compliance with the proposed amendments to the City's Comprehensive Plan, which lists Medium Density Residential District as an identified zoning district within the Urban Neighborhood designation.</p> <p>The Planning Commission previously approved smaller lot sized and increased densities of residential development in the neighborhood contingent upon the applicant providing a public park for the neighborhood. The applicant is intending to provide public recreational space as a part of this application and will work with the Rapid City Parks and Recreation Department to secure ownership and maintenance of the new space.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream LLC	Planner: John Green
Property Owner: Yasmeen Dream 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	South of E. St. Patrick Street and west of Elk Vale Road
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Johnson Ranch Subdivision
Land Area	0.588 acres
Existing Buildings	No structural development
Topography	Relatively flat
Access	Provider Boulevard
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	500 Year

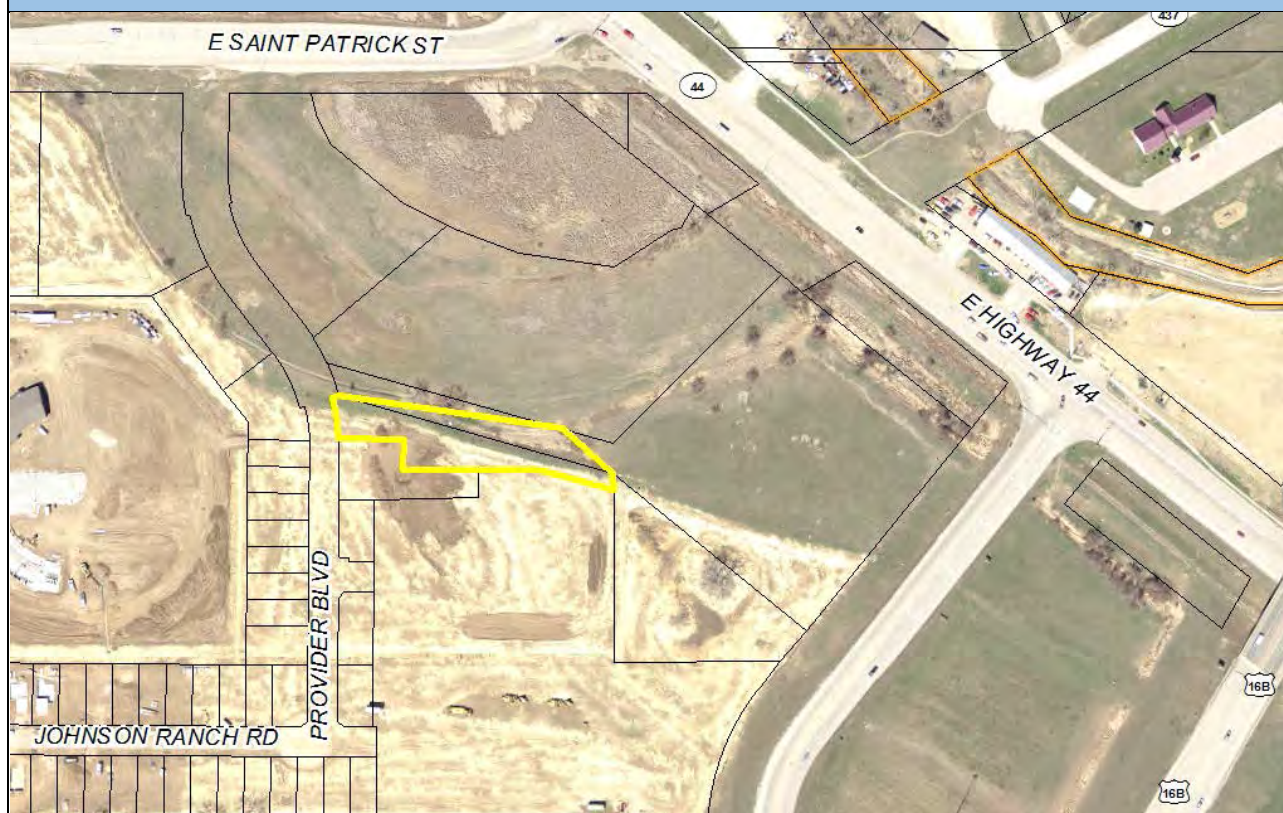
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	LDN	No structural development
Adjacent North	GC	LDN	No structural development
Adjacent South	MDR	LDN	No structural development
Adjacent East	GC	LDN	No structural development
Adjacent West	MDR	LDN	No structural development

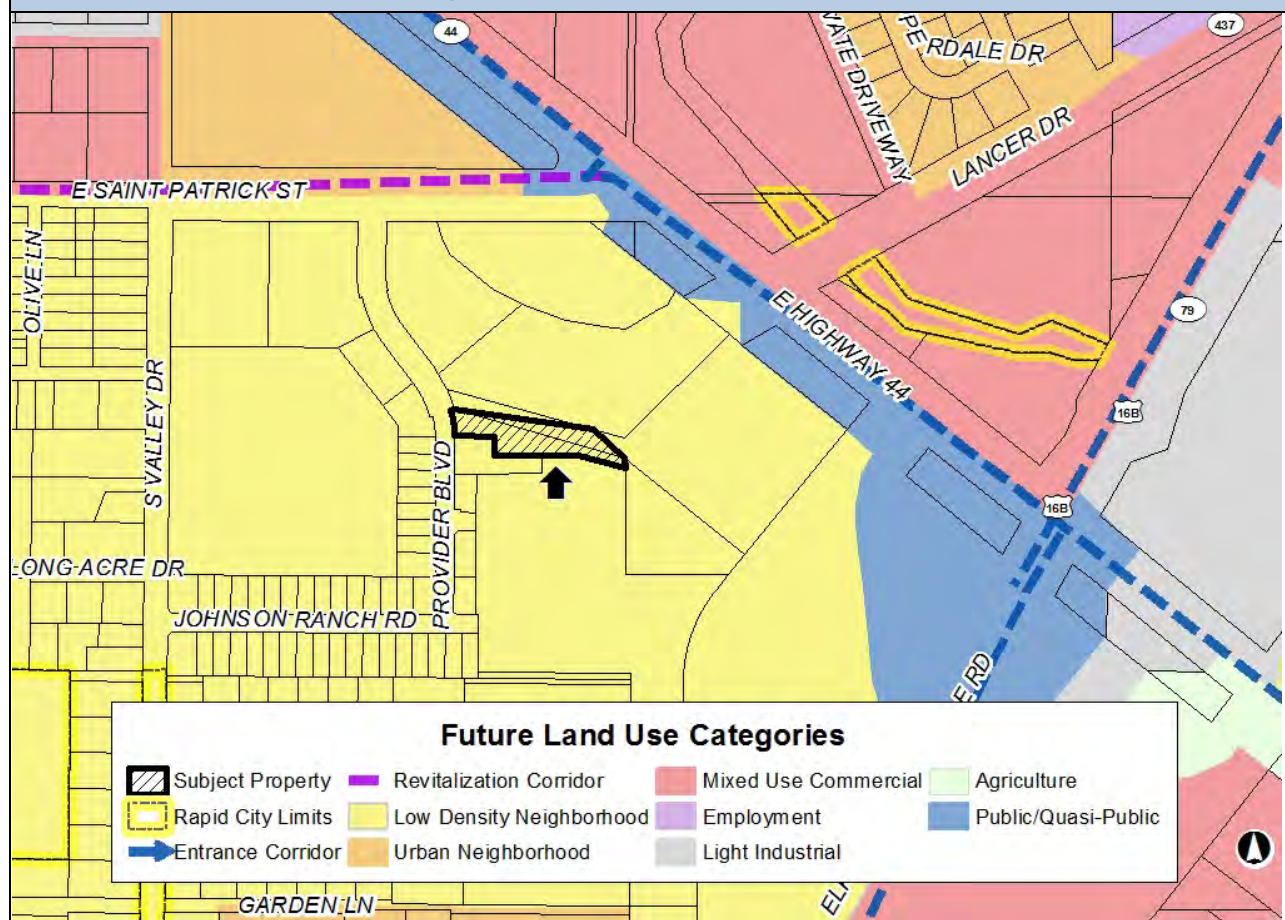
Zoning Map



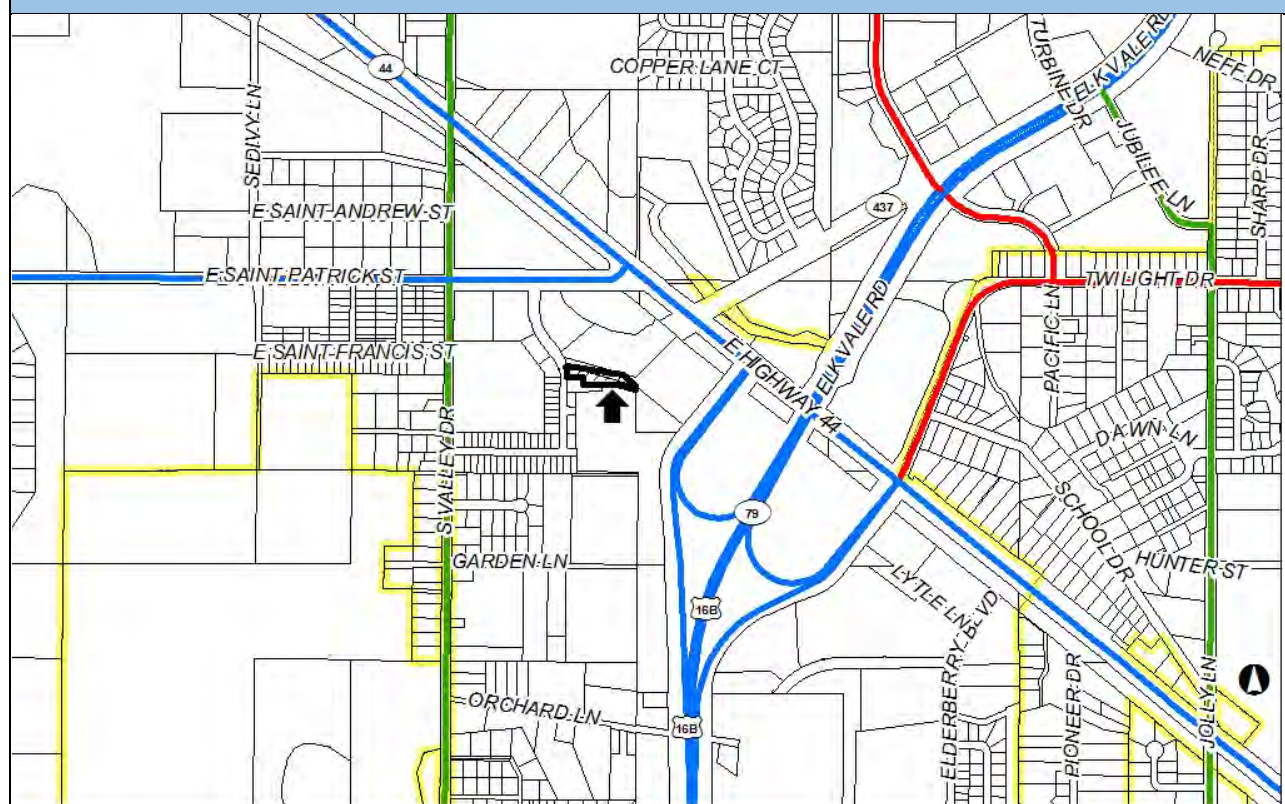
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	N/A	25,613 square feet	
Lot Frontage / Lot Width	50 feet / 100 feet	90 feet	
Maximum Building Heights	3 stories or 30 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 feet / 12 feet	N/A	
• Street Side	25 feet	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 Commercial District approximately 0.588 acres in size. The surrounding neighborhood consists of vacant residential and commercial lots. The surrounding neighborhood has recently been platted into several residential lots and the applicant is proposing to continue adding residential lots to the area in future phases of development. The proposed public park that will occupy the subject property is a conditional use within the Medium Density Residential District but is not allowed with the General Commercial District. The applicant must rezone the subject property to Medium Density Residential District in order to provide a public recreational space for the surrounding residential neighborhood.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The current Future Land Use designation of the property is Low Density Neighborhood, within which Medium Density Residential District is not an identified district. However, the subject property is part of a proposed Comprehensive Plan Amendment to change the Future Land Use of the property to Urban Neighborhood, within which Medium Density Residential District is an identified zoning designation. The proposed rezone will be in compliance with the Future Land Use for the subject property once the Comprehensive Plan amendment has been approved.
3. The proposed amendment	The proposed Rezoning request is consistent with the

shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	proposed Comprehensive Plan Amendment to change the Future Land Use plan from Low Density Neighborhood to Urban Neighborhood. The Planned Development Overlay will serve as a tool to mitigate nuisances as a result of developing the property.
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 Low Density Neighborhood, which includes Medium Density Residential District as a listed zoning designation. Provider Boulevard is not identified on the City's Major Street Plan and will serve as access to the property.

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-3.1A:	Balanced Uses: The proposed development of a public park adds recreational space and a diverse mix of uses to an existing residential and commercial neighborhood.
-----------	---

	A Vibrant, Livable Community
---	-------------------------------------

LC-5.1B:	Diverse Mix of Uses: The proposed development includes park space that will be located in close proximity to an existing residential and commercial properties within the neighborhood.
----------	--

	A Safe, Healthy, Inclusive, and Skilled Community
---	--

	N/A
--	-----

	Efficient Transportation and Infrastructure Systems
---	--

T1-2.1A	Major Street Plan Integration: The subject property will be accessed via provider Court, which is a local 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):	Low Density Neighborhood
---	---------------------------------

Design Standards:	
GDP-N4:	Parks and Recreation: The proposed park space adds a neighborhood serving recreational use to the surrounding residences and businesses.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1H	Parks and Greenways: The proposed public park is intended to serve the existing residential and commercial neighborhood surrounding the property and support future residential growth in the neighborhood.
Findings	
<p>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 current Future Land Use designation of the subject property as Low Density neighborhood, which does not list Medium Density Residential District as an identified zoning designation. However, the subject property is part of a proposed Comprehensive Plan Amendment to change the Future Land Use designation of the property to Urban Neighborhood, which identifies Medium Density Residential District as a zoning designation. The proposed Rezoning of the property is in compliance with the changes proposed to the City's Comprehensive Plan and are necessary to provide a public recreational space to serve the surrounding neighborhood. As such, staff recommends that the Rezoning request be approved in conjunction with the associated Major Amendment to the Planned Development Overlay (File# 19PD005).</p>	
Staff Recommendation	
<p>Staff recommends that the Rezoning request to rezone a parcel of land from General Commercial District to Medium Density Residential District be approved in conjunction with the associated Major Amendment to the Planned Development Overlay (File# 19PD005).</p>	