



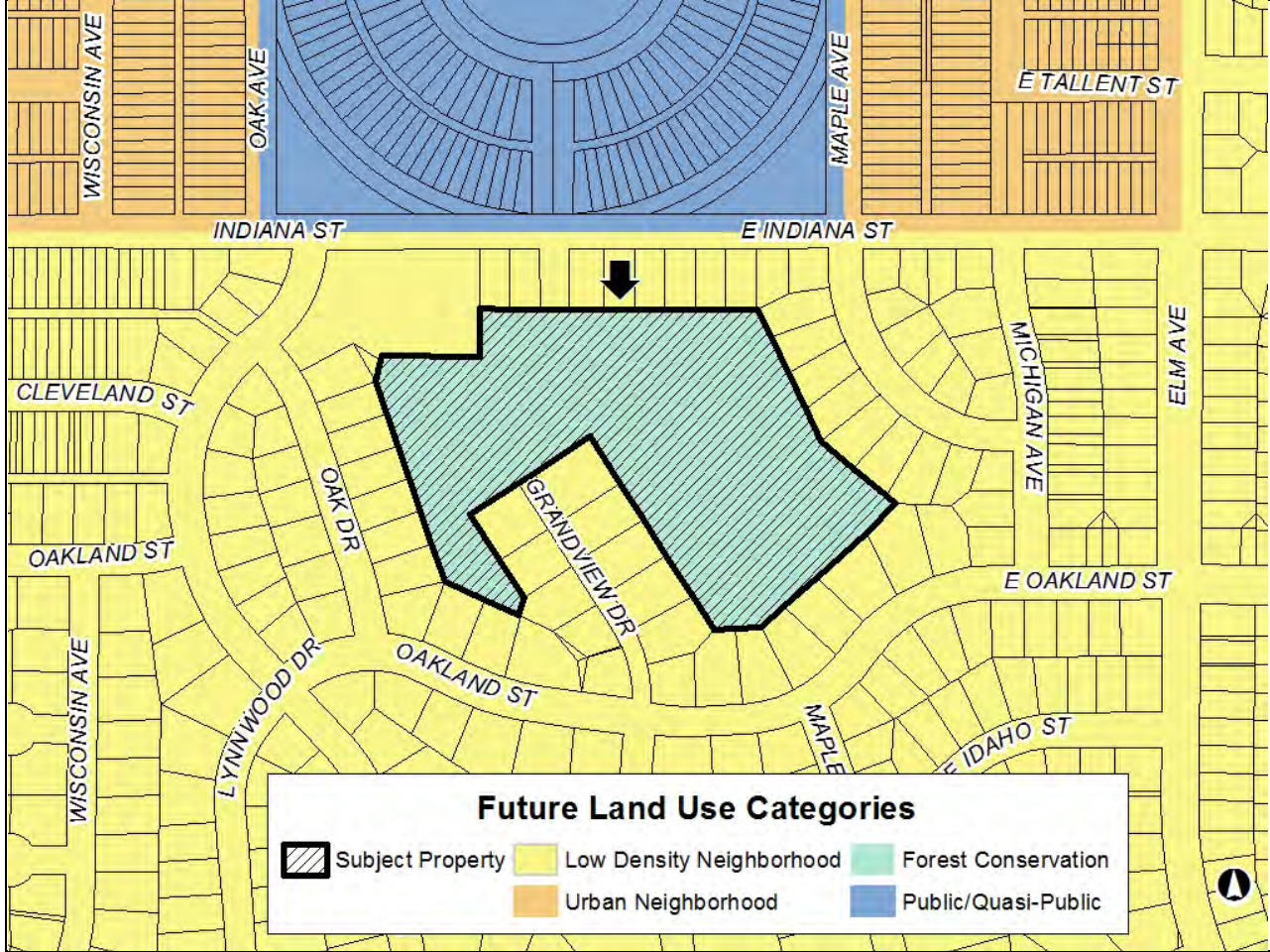
Rapid City Planning Commission

Comprehensive Plan Amendment Project Report

March 7, 2019

Applicant Request(s)		Item #9	
Case # 19CA001 – Comprehensive Plan Amendment to change the Future Land Use from Forest Conservation to Low Density Neighborhood			
Companion Case(s) #19RZ005 – Rezoning from Park Forest District to Low Density Residential District			
Development Review Team Recommendation(s)			
The Development Review Team recommends denial of the proposed Comprehensive Plan Amendment.			
Project Summary Brief			
<p>The applicant has submitted an Amendment to the Comprehensive Plan to change the Future Land Use designation from Forest Conservation to Low Density Neighborhood. The applicant has also submitted a rezoning request (#19RZ005) from Park Forest District to Low Density Residential District. A similar rezoning request was submitted in 2017 and was denied by the City Council due to concerns regarding topography, drainage, soil stability, and proposed density of the future development. No information to address these concerns has been submitted for review and approval with this application.</p> <p>The property is located southwest of the intersection of Indiana Street and Maple Avenue. Currently, the property is void of structural development.</p>			
Applicant Information		Development Review Team Contacts	
Applicant: Maquire Services LLC		Planner: Kelly Brennan	
Property Owner: Maquire Services LLC		Engineer: Dan Kools	
Architect: N/A		Fire District: Tim Behlings	
Engineer: KTM Design Solutions, Inc		School District: Kumar Veluswamy	
Surveyor: N/A		Water/Sewer: Dan Kools	
Other: N/A		DOT: Stacy Bartlett	
Subject Property Information			
Address/Location	North on the intersection of Grandview Drive and Oakland Street		
Neighborhood	Downtown / Skyline Drive Neighborhood Area		
Subdivision	Section 12, T1N, R7E		
Land Area	9.85 acres		
Existing Buildings	Void of structural development		
Topography	Steep topography dropping in elevation from south to north approximately 70 feet		
Access	Grandview Drive and E Indiana Street		
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	FC	Void of structural development	PF
Adjacent North	LDN	Church and Single family homes	LDR
Adjacent South	LDN	Single family homes	LDR
Adjacent East	LDN	Single family homes	LDR
Adjacent West	LDN	Single family homes	LDR

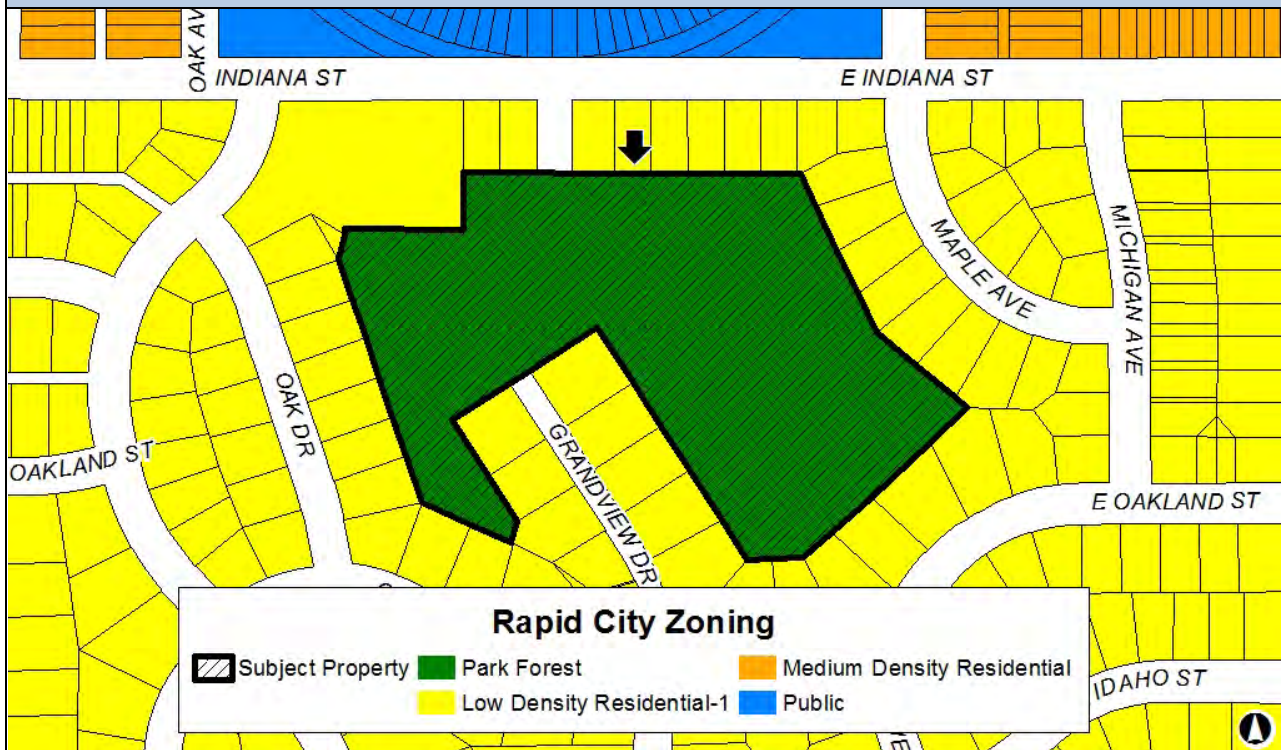
Comprehensive Plan Future Land Use



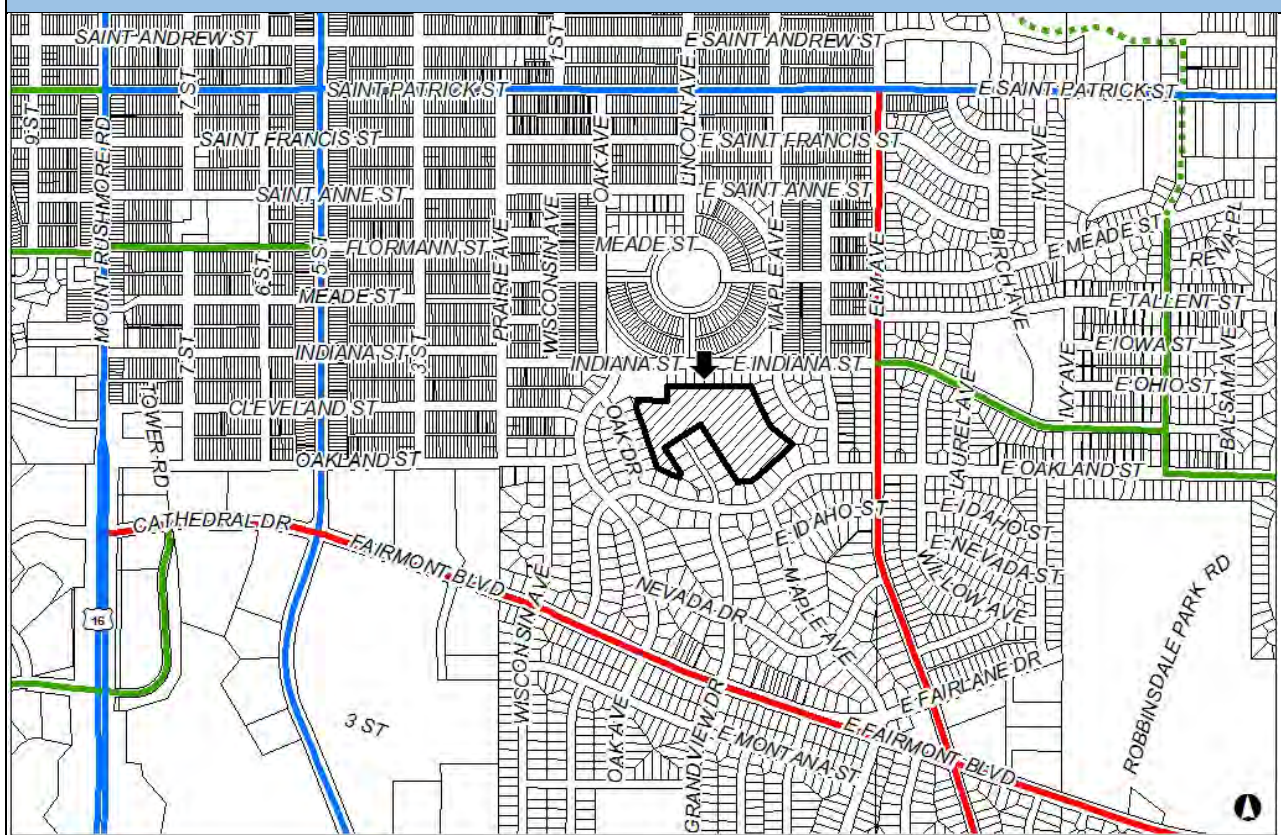
Existing Land Uses



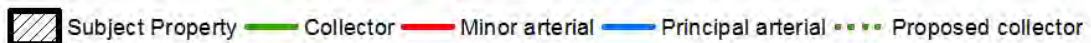
Zoning Map



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
17RZ040	2/22/2018	Rezoning from Park Forest District to Low Density Residential District	Planning Commission and City Council acknowledged applicant withdrawal
17RZ025	10/16/2017	Rezoning from Park Forest District to Low Density Residential District	City Council denied

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Current Future Land Use Plan Designation: Forest Conservation

Range of Density/Size	Uses	Characteristics	Location	Zone Districts
Minimum 3 acres per dwelling unit.	<p>Primary: Open lands preserved by the City or other government agencies, or as part of a private development (e.g. planned unit development) for conservation, resource protection, recreational, or utility use.</p> <p>Secondary: Large-lot single-family residences.</p>	<ul style="list-style-type: none"> ▪ Emphasis on conservation for natural beauty, open character, and recreational access. ▪ May be publicly or privately owned. ▪ Public access may be provided with designated trails or bicycle facilities; however, in other areas lands may be left intact as visual buffers or to protect significant ridgelines visible from various areas of the community. ▪ Single-family homes on large lots in a forested or mountainous rural setting. ▪ Clustering is encouraged to conserve natural features and make efficient use of infrastructure. Smaller lots may be provided when development is clustered. ▪ Typically not served by urban utilities, but some existing development may be served, depending on location. 	Primarily in rugged forested areas to the west of Rapid City Limits; as well central locations along Skyline Drive and north of M Hill.	PF, varies

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Proposed Future Land Use Plan Designation: Low Density Neighborhood

Range of Density/Size	Uses	Characteristics	Location	Zone Districts
1-8 dwelling units per acre.	<p>Primary: Single-family residences and two-family residences.</p> <p>Secondary: Complementary uses include schools, parks, recreation, and religious uses in a planned neighborhood setting.</p>	<ul style="list-style-type: none"> ▪ Mix of low intensity housing types in a neighborhood setting ▪ Secondary uses should be as integrated into the overall design of the neighborhood. ▪ Conservation of major drainages, wooded areas, and other natural site features are encouraged as part of the overall neighborhood design. 	Established single-family neighborhoods outside of the core area as well as future growth areas to the east and north.	LDR-1, LDR-2, MHR

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood Area
Neighborhood Goal/Policy:	Goal DSD-NA1.1A: Residential Neighborhoods - The adopted Comprehensive Plan supports targeted infill development. However, the applicant has not submitted any information that supports the higher density requested.

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 property is located within the City limits and is served by Rapid City water and sewer. However, it was previously identified that substantial infrastructure improvements including grading, site stabilization, storm water drainage, water quality, and erosion control will need to be addressed. The applicant has not submitted any new information with this application.
 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment: The property is currently zoned Park Forest District, which would allow the applicant to create three residential lots. The applicant has not demonstrated that there are changing conditions in the area or submitted a geo-technical report demonstrating that the property can be developed without impacting adjacent properties.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-2.1A	Limited Development in Risky Areas: The property is comprised of shale, which is prone to slides. Public Works staff has indicated that substantial infrastructure improvements including grading, site stabilization, storm water drainage, water quality, and erosion control would need to be addressed to support the increase in density.
 Efficient Transportation and Infrastructure Systems	
T1-2.1F	Ensure all development and redevelopment projects conform to the City's adopted engineering standards and criteria, and help to implement all adopted transportation plans. The applicant has not provided any information that would demonstrate that engineering standards will be met.
 Economic Stability and Growth	
EC-1.2C	Coordinate with public and private educational and service providers, including the Rapid City Area School District, secondary education institutions, and Rapid City Public Libraries to ensure educational and lifelong learning needs are met for families in the local workforce. The property is located near elementary and middle schools.



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 certified mailings are sent to property owners within 250 feet of the proposed development. The requested Comprehensive Plan Amendment goes before the Planning Commission and 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 2.60.130.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 Future Land Use Plan designation of the property is Forest Conservation. The Forest Conservation District promotes large lot single-family residences as a secondary use. As noted above, the applicant previously submitted a Rezoning request, which was denied by City Council. The City Council requested information regarding topography, drainage, soil stability, and proposed density of the future development. To date, this information has not been submitted.
2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.	There are no changing conditions in the area. The property is currently void of any structural development.
3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.	The Future Land Use designation of the property is Forest Conservation. This designation is appropriate for rugged or forested areas. The applicant has not provided any information to support changing the Future Land Use designation at this time.
4. Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.	The currently vacant property is served by Rapid City water and sewer. It is unknown whether the proposed amendment would adversely affect the environment, services, facilities, and transportation without additional information.
5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.	It is unknown whether the proposed amendment would result in a logical and orderly development pattern without the additional information previously requested.
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 soil stability of the subject property was brought into question with the previous application for Rezoning. The applicant has not submitted any information demonstrating that a higher density of development will not negatively impact adjacent properties.

Findings

Staff has reviewed the Comprehensive Plan Amendment request criteria pursuant to Chapter 2.60.130.D of the municipal code as well as the goals, policies, and objectives of the adopted Comprehensive Plan. The Comprehensive Plan supports infill development in areas with existing infrastructure, however, staff is unable to support or recommend approval of this Comprehensive Plan Amendment at this time. On October 16, 2017, the City Council denied a Rezoning request with concerns regarding topography, drainage, soil stability, and proposed density of the property. Public Works has indicated additional concerns regarding possible sewer and water extensions, grading, retaining walls, and storm water. The applicant has not submitted any information to address these concerns. Without this information, it is unclear if the additional density allowed in the Low Density Neighborhood designation will have a negative impact on adjacent properties. Currently, the applicant could develop the property with three residential lots under the current zoning and land use designation.

Staff recommends denying the request to amend the Comprehensive Plan to change the Future Land Use designation of the property from Forest Conservation to Low Density Neighborhood.