

# Rapid City Planning Commission

## Rezoning Project Report

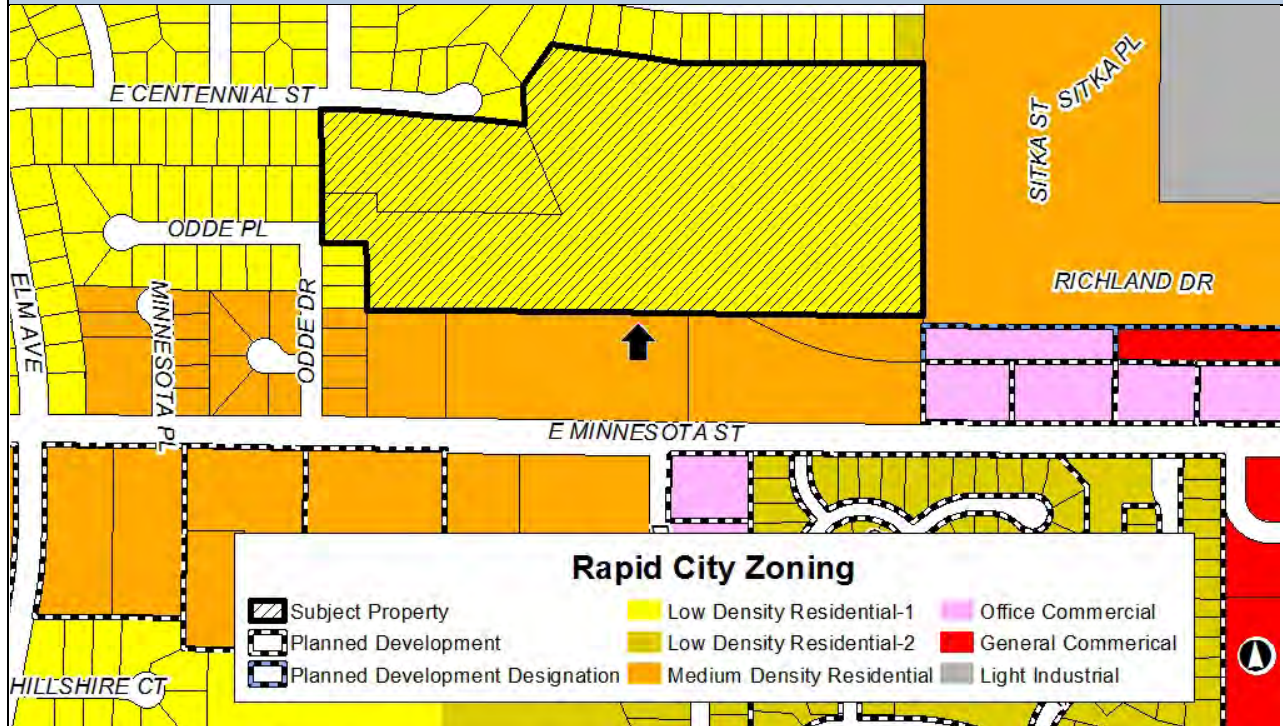
March 21, 2019

<b>Item #5</b>	
<b>Applicant Request(s)</b>	
Case #19RZ007 – Rezoning request from Low Density Residential District to Public District	
Companion Case(s): 19RZ006 – Rezoning request from Medium Density Residential District to Public District	
<b>Development Review Team Recommendation(s)</b>	
The Development Review Team recommends that the Rezoning request be approved.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Rezoning request to rezone a parcel of land from Low Density Residential District to Public District. The subject property is 24.33 acres in size and is currently utilized as a park by the City of Rapid City. The applicant submitted this Rezoning request concurrently with a Rezoning application (File# 19RZ006) to rezone a parcel of land adjacent to the subject property from Medium Density Residential District to Public District. The two parcels of land have previously been known as LaCroix Golf Course. While a park is a Conditional Use in the Low Density Residential District, the applicant has submitted this Rezoning request to rezone the parcel to Public District in order to bring the property into compliance with the Future Land Use plan and encourage future recreational development on the property as a permitted use.</p> <p>The City's Comprehensive Plan currently lists the Future Land Use for the property as Parks and Greenways. The proposed Rezoning request is in compliance with the City's Comprehensive Plan, which lists Public District as an identified zoning district within the Parks and Greenways Designation.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: City of Rapid City	Planner: John Green
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	3820 Odde Drive
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Robbinsdale #8
Land Area	24.33 acres
Existing Buildings	No structural development
Topography	Rises 101 feet from south to north
Access	East Centennial Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	100 Year / Floodway

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	PG	No structural development
Adjacent North	LDR	PG	Single Family Residences
Adjacent South	MDR	LDN	No structural development
Adjacent East	MDR	LDN	Single Family Residences
Adjacent West	LDR	LDN	Single Family Residences

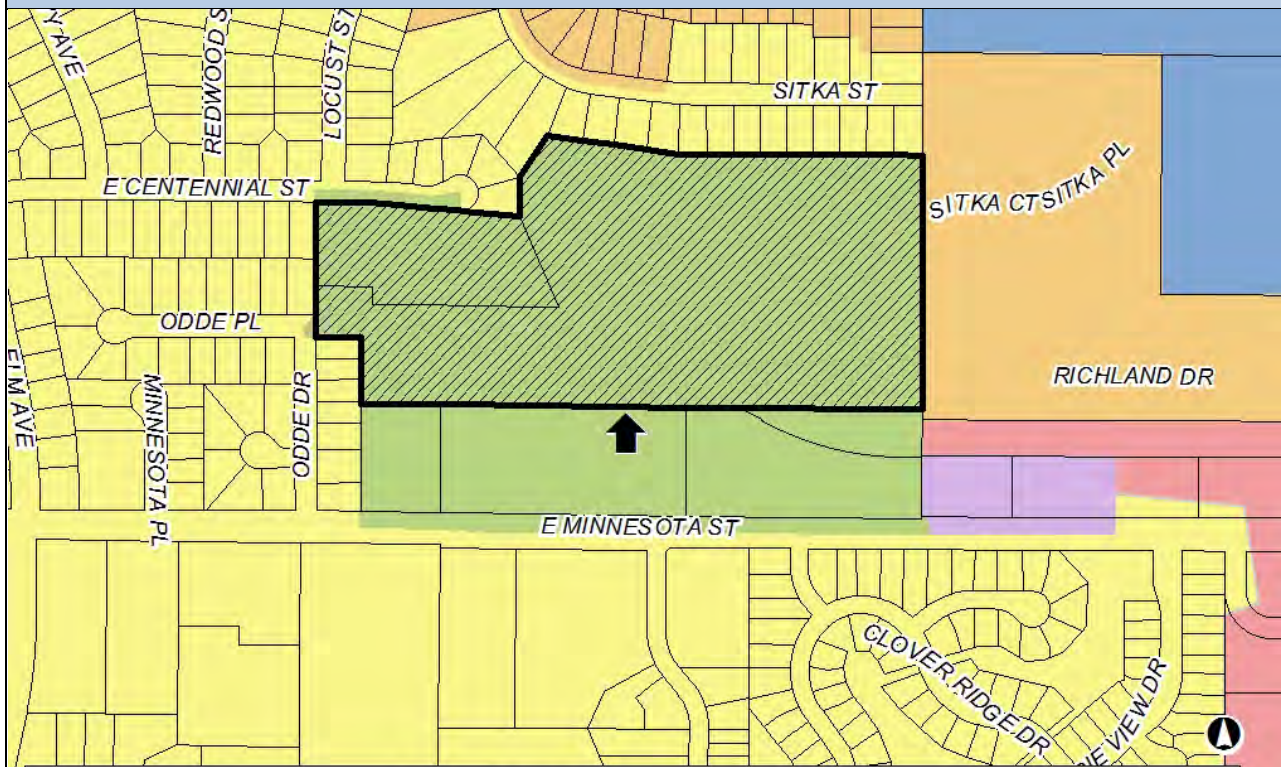
### Zoning Map



### Existing Land Uses



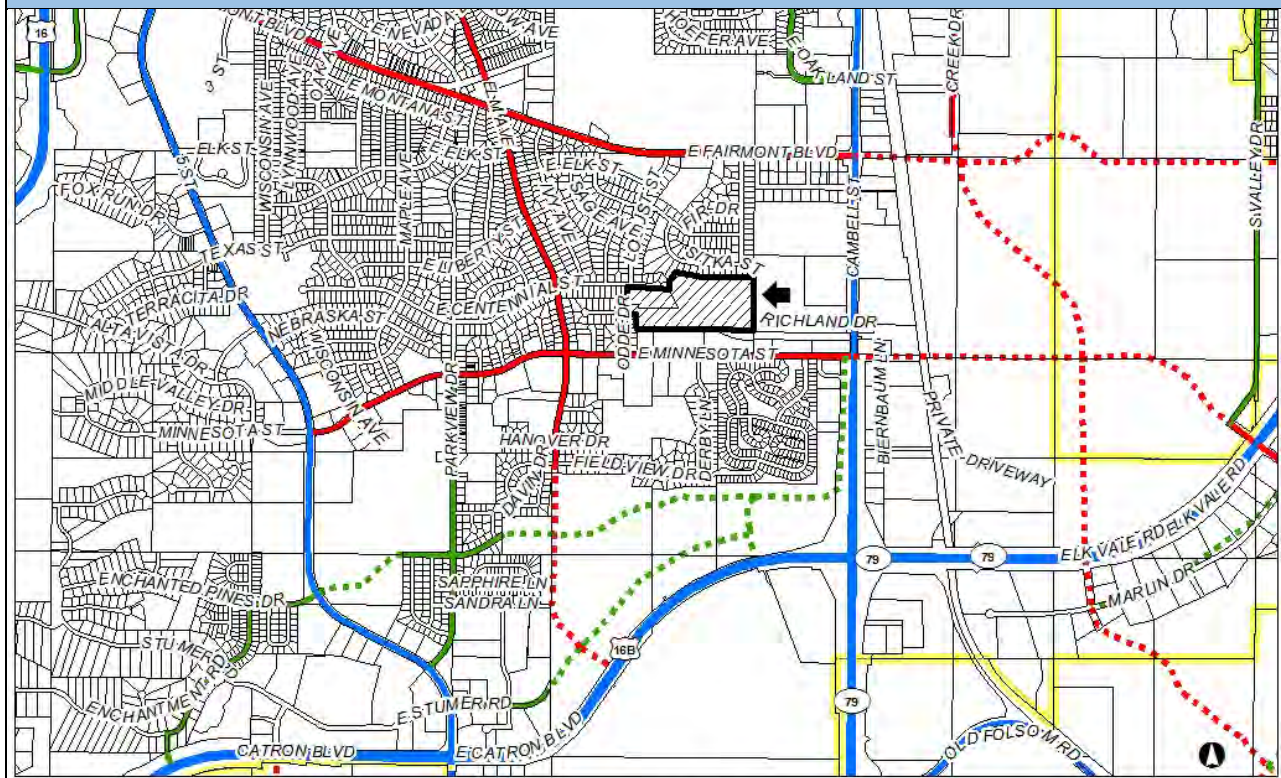
### Comprehensive Plan Future Land Use



### Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Mixed Use Commercial
- Employment
- Parks and Greenway
- Public/Quasi-Public

### Parks or Transportation Plan



### Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial
- Proposed collector
- Proposed minor arterial
- Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Public District	Required	Proposed	
Lot Area	N/A	24.33 acres, 1,059,815 square feet	
Lot Frontage / Lot Width	50 feet / 100 feet	467 feet	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	50%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 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 Low Density Residential District approximately 24.33 acres in size and is currently utilized as a public park. The applicant is proposing to rezone the subject property to Public District in order to redevelop the property for additional recreational uses in the future. A park is a permitted use within the Public District.
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 Parks and Greenways, within which Public District is an identified district. The proposed Rezone is in compliance with the Future Land Use for the subject 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 the Comprehensive Plan.
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 Parks and Greenways, which includes Public District as a listed zoning designation. East Minnesota Street is a Minor Arterial Street on the City's Major Street Plan and will provide 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 Rezoning request of the subject property will encourage future recreational development to serve the surrounding neighborhood.

 **A Vibrant, Livable Community**

LC-5.1B: **Diverse Mix of Uses:** The existing park serves the surrounding residential neighborhood and will provide additional recreational opportunities to be utilized by the public in the future.

 **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 East Centennial Street, which is identified as a Local Street.

 **Economic Stability and Growth**

N/A

 **Outstanding Recreational and Cultural Opportunities**

RC-1.1B **Parks Planning:** The proposed Rezone will encourage future recreational development on the subject property.

 **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):** Parks and Greenways

**Design Standards:**

RC-1.1B: **Parks Planning:** The proposed park space adds a neighborhood serving recreational use to the surrounding residences.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

**Neighborhood:** South Robbinsdale Neighborhood Area

**Neighborhood Goal/Policy:**

SR-NA1.1F **Parks and Greenways:** The proposed public park is intended to serve the existing residential neighborhood surrounding the property.

**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 proposed Rezoning of the property is in compliance with the City's Comprehensive Plan. As such, staff recommends that the Rezoning request be approved.

**Staff Recommendation**

Staff recommends that the Rezoning request to rezone a parcel of land from Low Density Residential District to Public District be approved.