

# Rapid City Planning Commission

## Rezoning Project Report

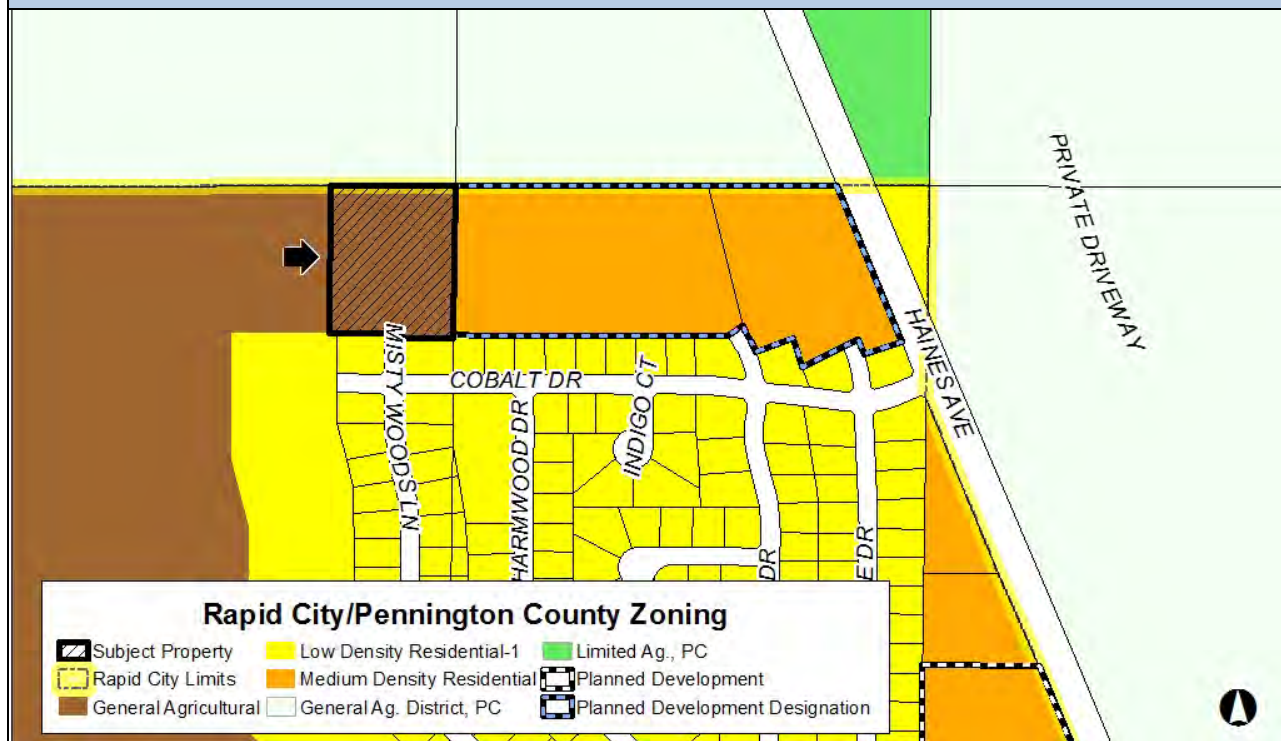
April 25, 2019

| Item #4  |   |
|--|---|
| <b>Applicant Request(s)</b>  |   |
| Case #19RZ010 – Rezoning request from General Agricultural District to Low Density Residential District  |   |
| Companion Case(s): 19RZ009 – Rezoning request from Medium Density Residential District to Low Density Residential District<br>19PD009 – Revocation of a Planned Development Designation  |   |
| <b>Development Review Team Recommendation(s)</b>   |   |
| The Development Review Team recommends that the Rezoning request be approved.  |   |
| <b>Project Summary Brief</b>   |   |
| The applicant has submitted a Rezoning request to rezone a 3.23 acre parcel of land from General Agricultural District to Low Density Residential District. The applicant is also proposing to rezone an adjacent 7.185 parcel of land from Medium Density Residential District to Low Density Residential District (File# 19RZ009). A Planned Development Designation Overlay currently exists on the 7.185 acre parcel. Rezoning both parcels to Low Density Residential District removes the potential for multi-family development on the properties. As such, the applicant has also submitted a request to revoke the associated Planned Development Designation (File# 19PD009). Rezoning both parcels to Low Density Residential District is in compliance with the City's Future Land Use Plan. |   |
| <b>Applicant Information</b>   | <b>Development Review Team Contacts</b>                                 |
| Applicant: Sperlich Consulting, Inc.   | Planner: John Green   |
| Property Owner: Doeck LLC  | Engineer: Roger Olsen   |
| Architect: N/A   | Fire District: Tim Behlings   |
| Engineer: N/A  | School District: Kumar Veluswamy  |
| Surveyor: N/A  | Water/Sewer: Roger Olsen  |
| Other: N/A   | DOT: Stacy Bartlett   |
| <b>Subject Property Information</b>  |   |
| Address/Location   | 150 feet north of the intersection of Cobalt Drive and Misty Woods Lane |
| Neighborhood   | Deadwood Avenue Neighborhood Area                                       |
| Subdivision  | Auburn Hills Subdivision  |
| Land Area  | 3.23 acres or 140,699 square feet                                       |
| Existing Buildings   | Void of structural development  |
| Topography   | Rises 34 feet from northeast to southwest                               |
| Access   | Misty Woods Lane  |
| Water Provider   | Rapid City  |
| Sewer Provider   | Rapid City  |
| Electric/Gas Provider  | Black Hills Power/ MDU  |
| Floodplain   | N/A   |

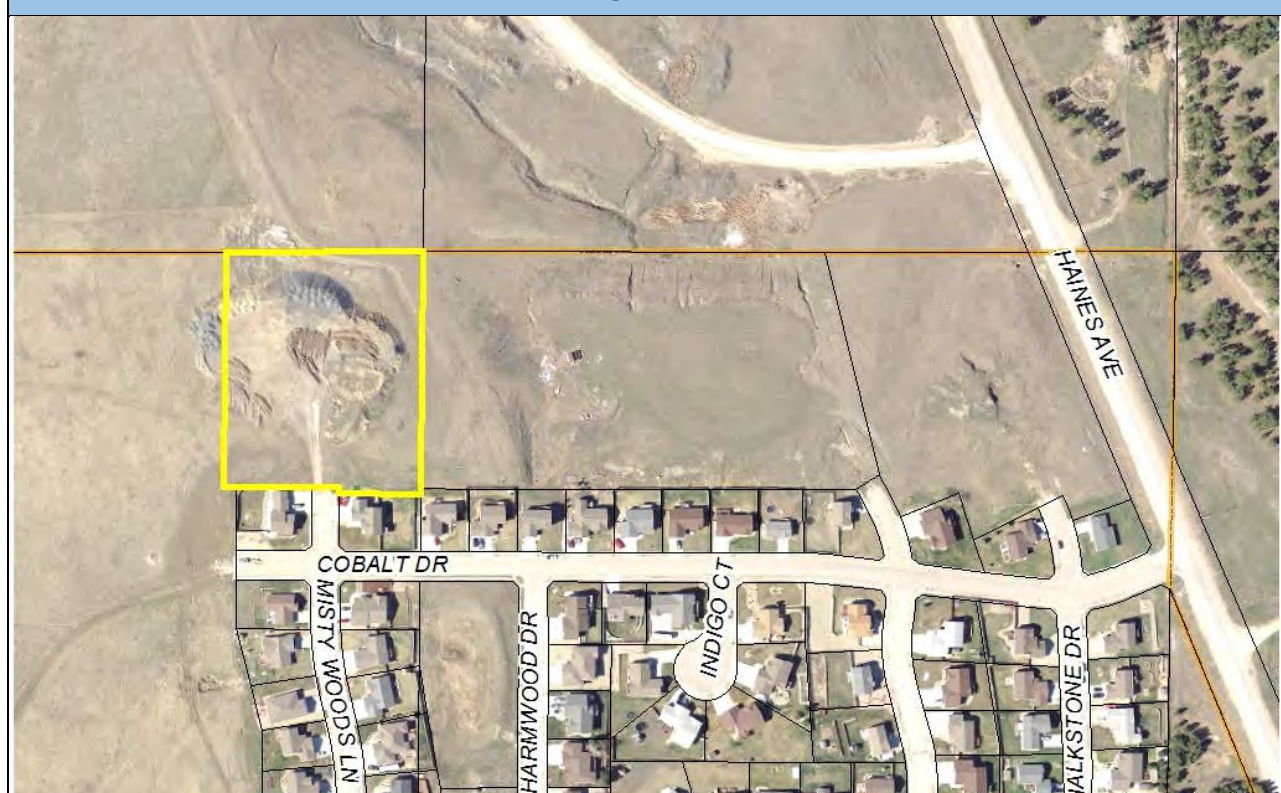
### Subject Property and Adjacent Property Designations

|                  | Existing Zoning        | Comprehensive Plan | Existing Land Use(s)     |
|------------------|------------------------|--------------------|--------------------------|
| Subject Property | GA                     | LDN                | Vacant                   |
| Adjacent North   | Pennington County - GA | RR                 | Quarry                   |
| Adjacent South   | LDR                    | LDN                | Single Family Residences |
| Adjacent East    | MDR-PDD                | LDN                | Vacant                   |
| Adjacent West    | GA                     | LDN                | Vacant                   |

### Zoning Map

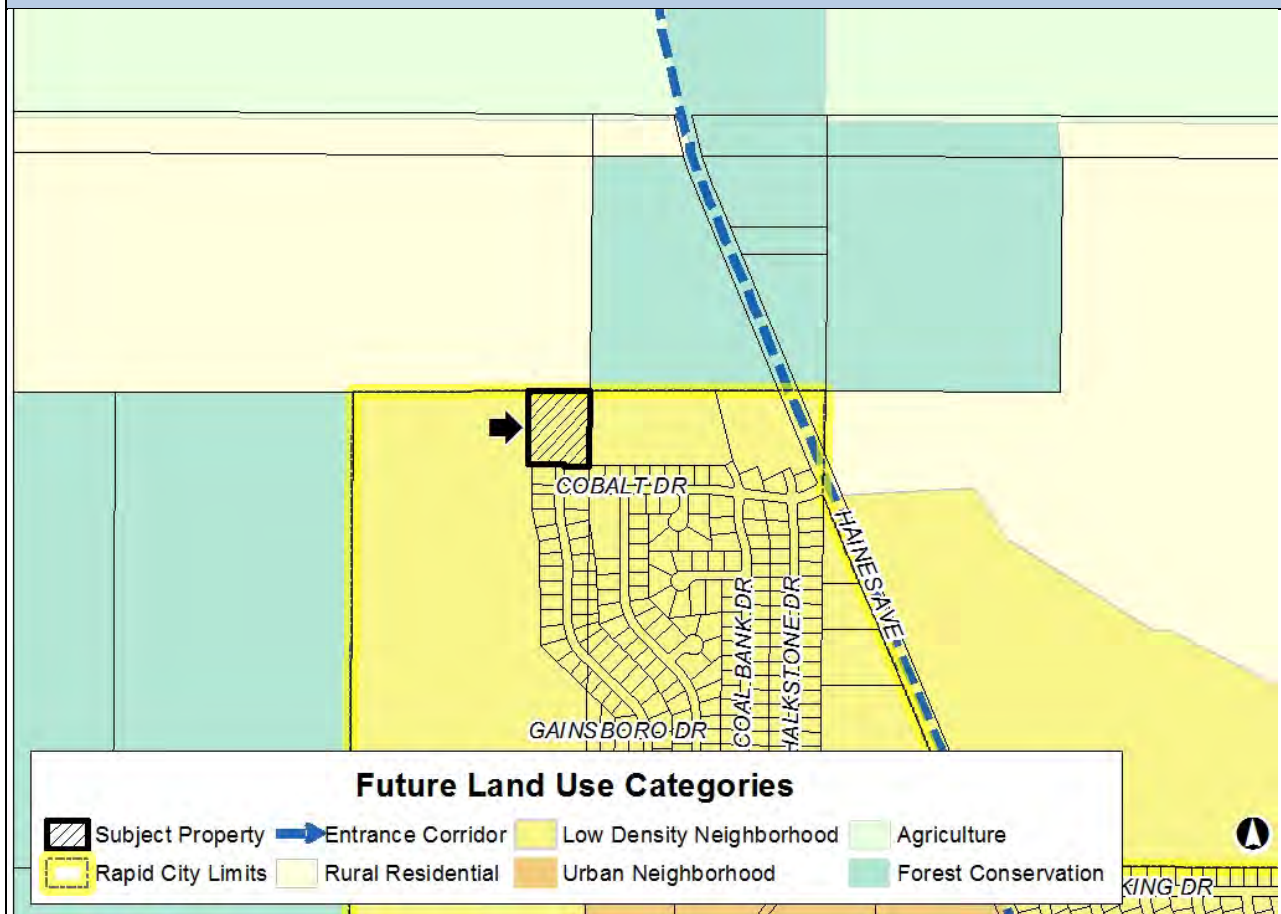


### Existing Land Uses

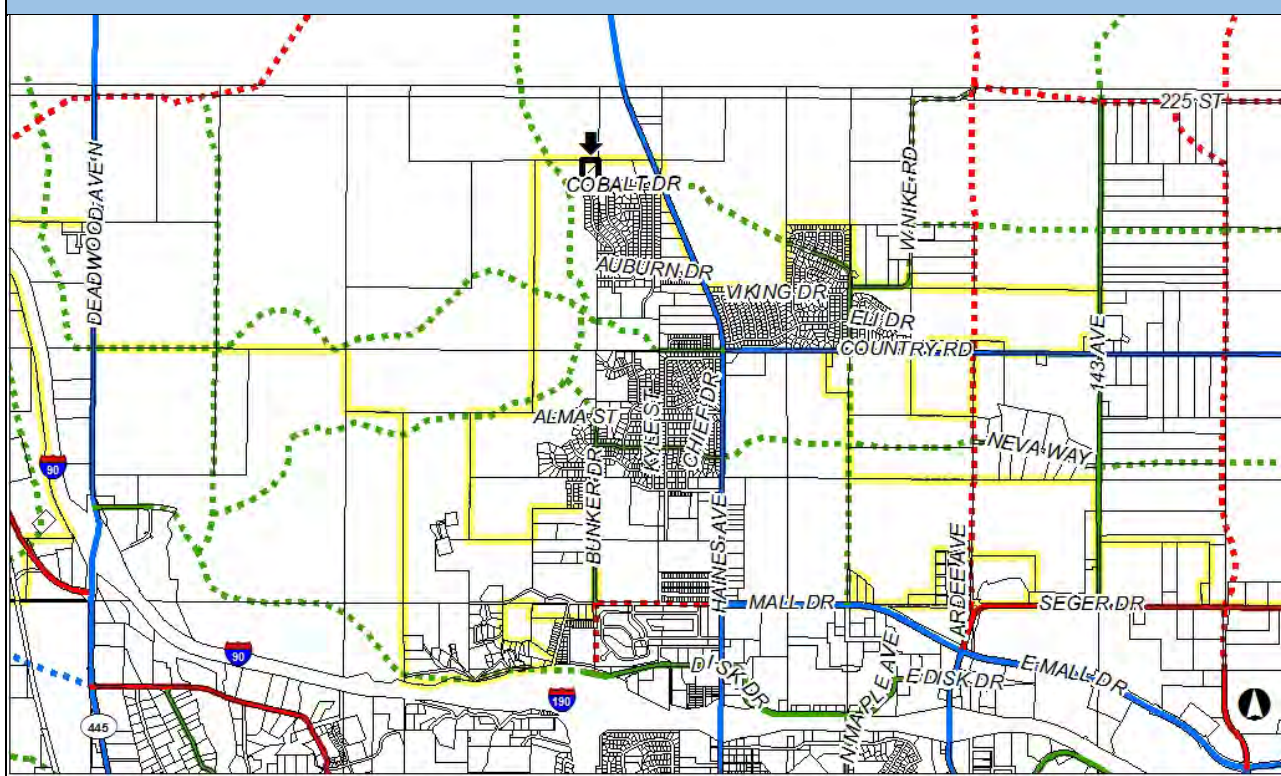




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



| Relevant Case History                |                       |                                 |                    |
|--------------------------------------|-----------------------|---------------------------------|--------------------|
| Case/File#                           | Date                  | Request                         | Action             |
| 19PL007                              | 1/25/19               | Preliminary Subdivision Plan    | CC approved 3/4/19 |
| Relevant Zoning District Regulations |                       |                                 |                    |
| Low Density Residential District     | Required              | Proposed                        |                    |
| Lot Area                             | 6,500 square feet     | 3.23 acres, 140,699 square feet |                    |
| Lot Frontage / Lot Width             | 50 feet               | N/A                             |                    |
| Maximum Building Heights             | 3 stories or 35 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                        | 20 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                | 2 spaces              | 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 approximately 3.23 acres in size zoned General Agricultural District. The applicant is proposing to rezone the subject property to Low Density Residential in order to develop the property for single family residential use. The proposed Rezoning request is in Compliance with the City's Future Land Use Plan, which identifies the property as Low Density Neighborhood. Single family residences are a permitted use within the Low Density Residential 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 Low Density Neighborhood, within which Low Density Residential 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                                       | The current Future Land Use designation of the property is Low Density Neighborhood, which includes Low Density Residential District as a listed zoning district.   |

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| of its elements, major road plan, land use plan, community facilities plan and others. |  |
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**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**

|   |   |
|---|---|
|    | <b>A Balanced Pattern of Growth</b>   |
| BPG-1.1A:   | <b>Compact Growth:</b> The proposed Rezoning request of the subject property will encourage future single family residential development within City Limits and adjacent to an existing single family neighborhood.   |
|    | <b>A Vibrant, Livable Community</b>   |
| LC-2.1A:  | <b>Targeted Residential Growth Areas:</b> The subject property is within the Urban Services Boundary and will utilize existing infrastructure in the area to accommodate future residential growth.   |
|    | <b>A Safe, Healthy, Inclusive, and Skilled Community</b>  |
|   | N/A   |
|    | <b>Efficient Transportation and Infrastructure Systems</b>  |
| T1-2.1A   | <b>Major Street Plan Integration:</b> The subject property will be accessed via Misty Woods Lane, which is identified as a Local Street.  |
|  | <b>Economic Stability and Growth</b>  |
|   | N/A   |
|  | <b>Outstanding Recreational and Cultural Opportunities</b>  |
|   | N/A   |
|  | <b>Responsive, Accessible, and Effective Governance</b>   |
| 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**

|   |   |
|---|---|
| <b>Future Land Use Plan Designation(s):</b> | Low Density Neighborhood  |
| <b>Design Standards:</b>                    |   |
| SDP: N6                                     | <b>Residential Infill and Development:</b> The proposed Rezoning request encourages future residential development of a vacant city lot adjacent to other single family residential uses. |

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

|                                  |  |
|----------------------------------|--|
| <b>Neighborhood:</b>             | Deadwood Avenue Neighborhood Area  |
| <b>Neighborhood Goal/Policy:</b> |  |
| DA-                              | <b>Residential Growth:</b> The proposed Rezoning request will encourage future |

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| NA1.1A   | single family residential development on the property. |
| <b>Findings</b>  |  |
| <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 proposed Rezoning of the property is in compliance with the City's Comprehensive Plan. As such, staff recommends that the Rezoning request be approved.</p> |  |
| <b>Staff Recommendation</b>  |  |
| <p>Staff recommends that the Rezoning request to rezone a parcel of land from General Agricultural District to Low Density Residential District be approved.</p>   |  |