



Rapid City Planning Commission

Revocation of a Planned Development Designation

Project Report

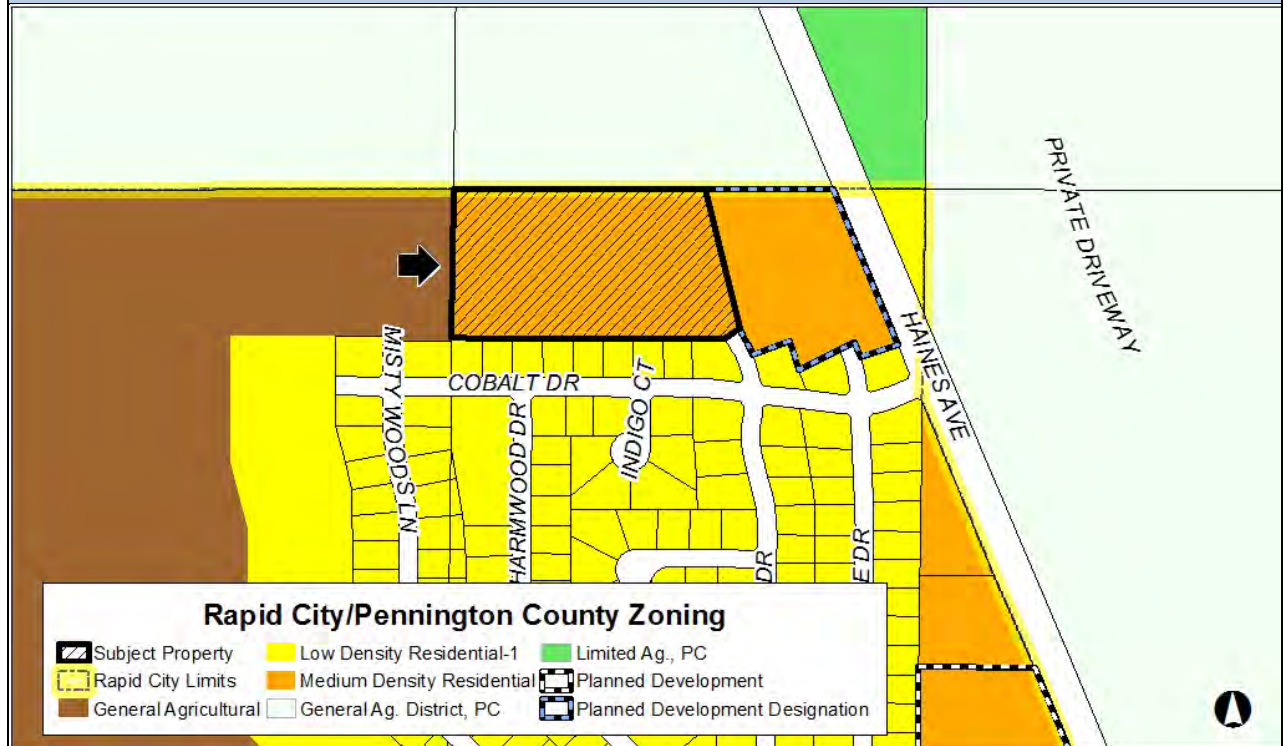
April 25, 2019

Item #2	
Applicant Request(s)	
Case #19PD009 – Revocation of a Planned Development Designation	
Companion Case(s) 19RZ009 – Rezoning request from Medium Density Residential District to Low Density Residential District	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Revocation of a Planned Development Designation be approved in conjunction with the associated rezoning request.	
Project Summary Brief	
<p>The applicant has submitted a Revocation of a Planned Development Designation request for a parcel of land located north of the intersection of Coal Bank Court and Cobalt Drive. The property is currently zoned Medium Density Residential District with a Planned Development Designation, requiring review and approval of a Final Planned Development Overlay application prior to issuance of a Building Permit. In 2005, the subject property was rezoned from Low Density Residential District to Medium Density Residential District with the intent to construct multi-family residential units on the property. Currently, the subject property is being platted to create single family residential lots. The Revocation of the Planned Development Designation request was submitted concurrently with a Rezoning request (File# 19RZ009) to rezone the subject property from Medium Density Residential District to Low Density Residential District. The proposed rezoning and subsequent development for single family residential use negates the need for the Planned Development Designation and would allow the applicant to obtain individual Building Permits for single family residences as a permitted use in the district once the Planned Development Designation has been revoked.</p>	
Applicant Information	Development Review Team Contacts
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
Subject Property Information	
Address/Location	200 feet north of the intersection of Coal Bank Court and Cobalt Drive
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Auburn Hills Subdivision
Land Area	7.185 acres or 312,979 square feet
Existing Buildings	None
Topography	Rises 74 feet from northeast to southwest
Access	Coal Bank Court
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	N/A

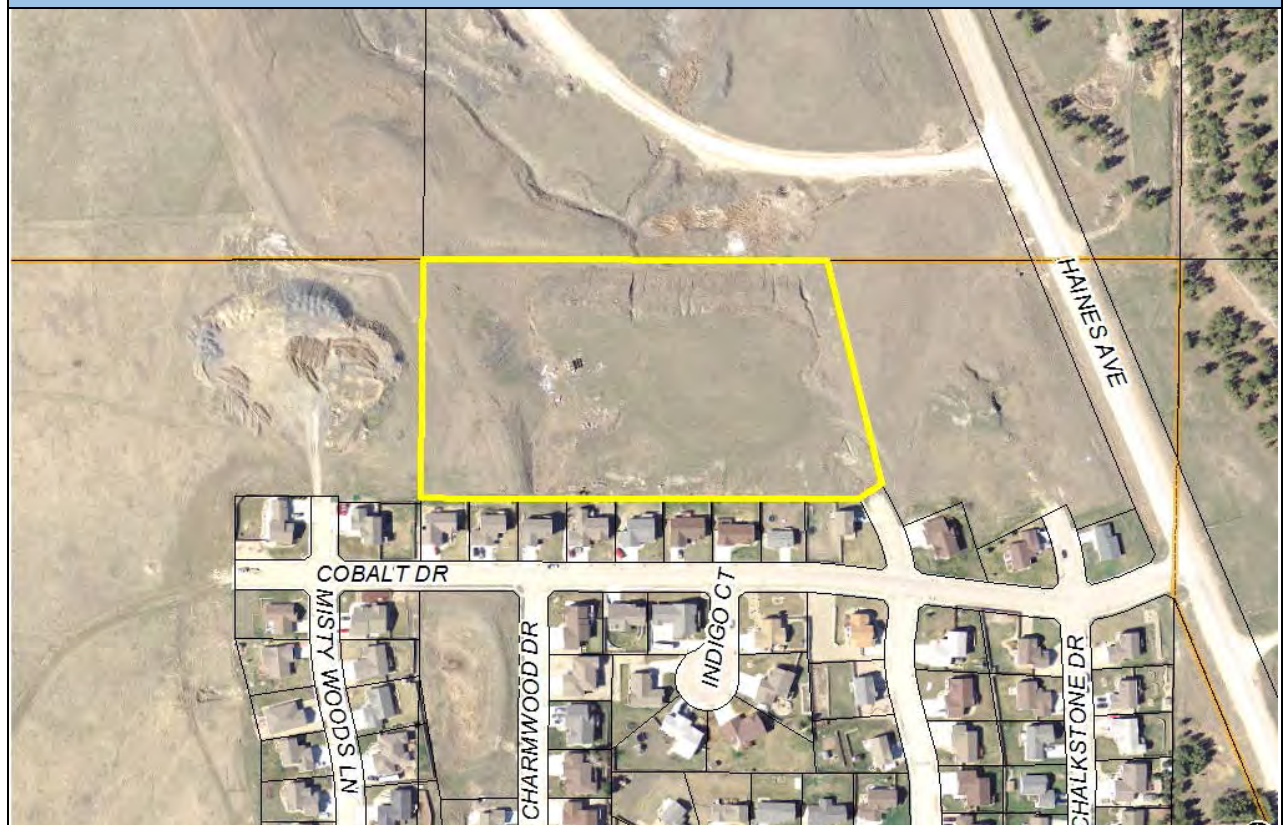
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PDD	LDN	No structural development
Adjacent North	Pennington County-GA	FC	Quarry
Adjacent South	LDR	LDN	Single Family Residences
Adjacent East	MDR-PDD	LDN	No structural development
Adjacent West	GA	LDN	No structural development

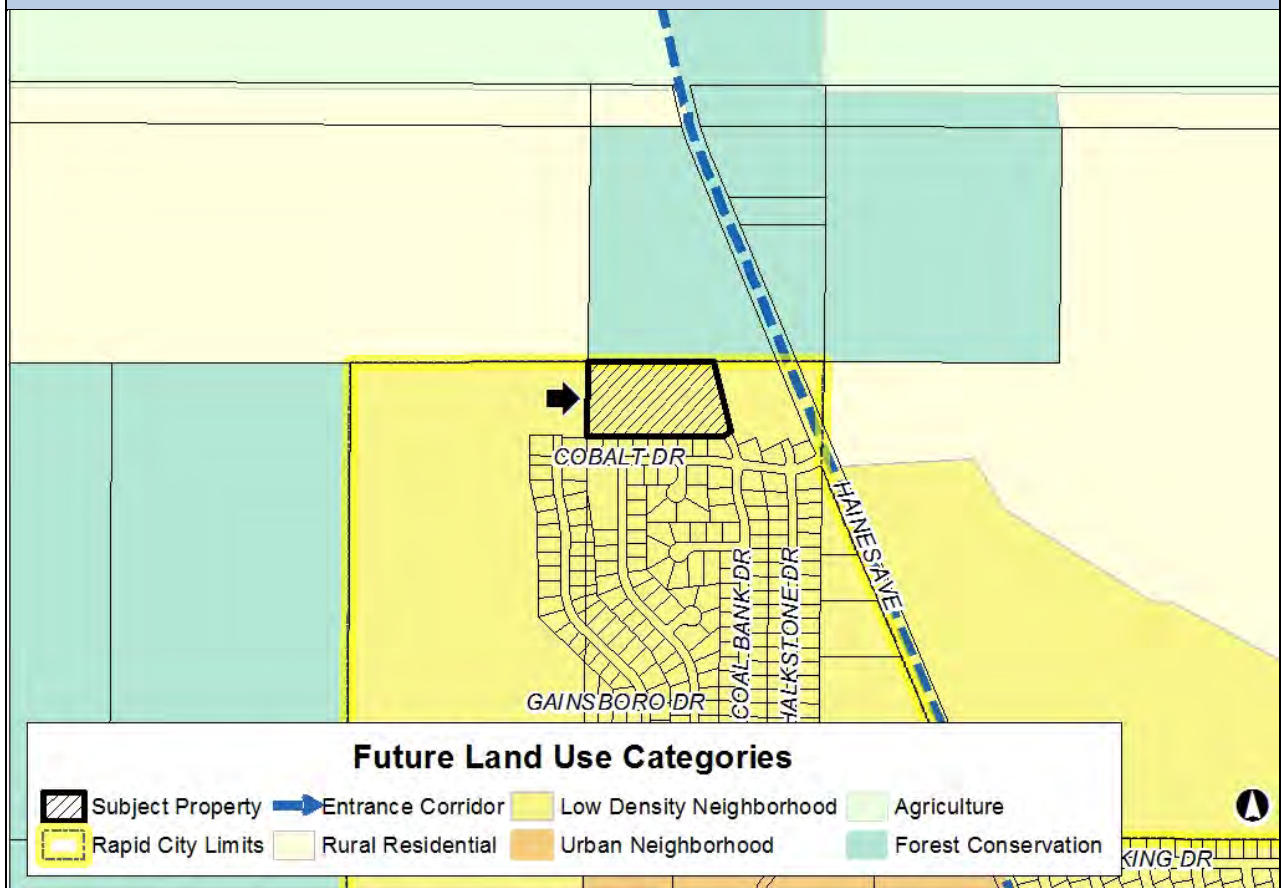
Zoning Map



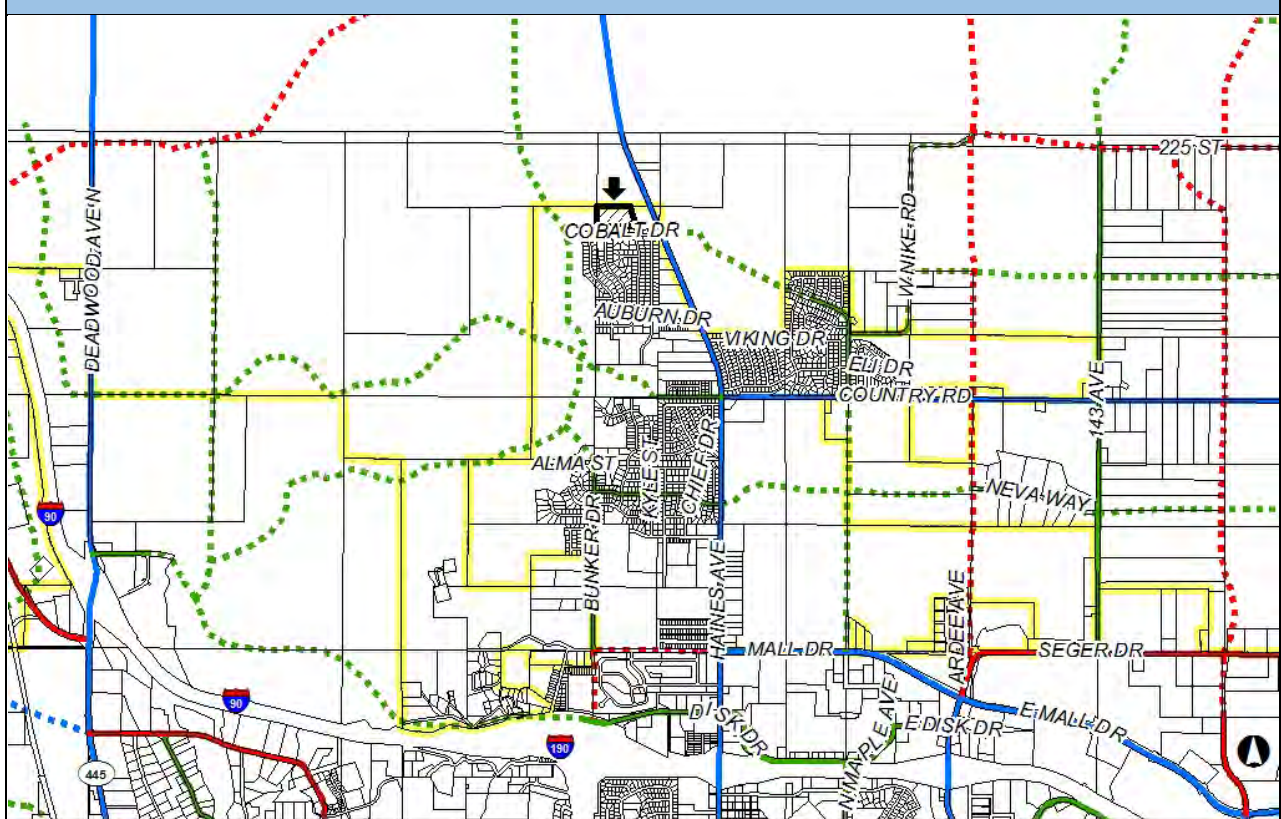
Existing Land Uses



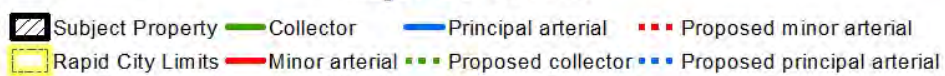
Comprehensive Plan Future Land Use



Parks or Transportation Plan






Major Street Plan







Relevant Case History			
Case/File#	Date	Request	Action
05RZ009	1/28/05	Rezone from Low Density Residential District to Medium Density Residential District	CC approved 4/4/05
05PD018	3/4/05	Planned Development Designation	Staff approved 3/22/05
19PL007	1/25/19	Preliminary Subdivision Plan	CC approved 3/22/19
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500	312,979 square feet	
Lot Width	50 feet	N/A	
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	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	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.100	None Proposed	
Fencing	As per RCMC 17.50.340	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Revocation of a Planned Development Designation:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	<p>The subject property is currently zoned Medium Density Residential District with a Planned Development Designation. The property is approximately 7.185 acres in size and was rezoned in 2005 from Low Density Residential District to Medium Density Residential District in order to develop the property for multi-family residential uses. The Rapid City Planning Commission and City Council approved the rezoning application (File# 05RZ009) with the condition that a Planned Development Designation be approved for the property, ensuring that any future development on the property would be subject to review and approval of a Final Planned Development Overlay application prior to issuance of a Building Permit. The applicant submitted this Revocation of a Planned Development application concurrently with a Rezoning request to rezone the property back to Low Density Residential District in order to develop the property for single family residential uses in the future.</p> <p>The Future Land Use Plan identifies the property as Low</p>

	Density Neighborhood, which supports Low Density Residential District as a listed zoning district. Additionally, single family residences are a permitted use in the Low Density Residential District. Future development for single family residential uses on the property would be permitted contingent upon review and approval of individual Building Permits for each residence.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The applicant submitted this revocation of a Planned Development Designation request concurrently with a Rezoning application to rezone the subject property from Medium Density Residential District to Low Density Residential District (File# 19RZ009). All future development on the property must comply with all underlying regulations of the Low Density Residential District.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant is not requesting any Exceptions as part of this request. All underlying regulations of the Low Density Residential District must be met with any subsequent development of the property.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	The City's Future Land Use Plan identifies the property as Low Density Neighborhood, which lists Low Density Residential District as an identified zoning district. Single family residences are a permitted use within the Low Density Residential District.
5. Any adverse impacts will be reasonably mitigated:	All subsequent development on the property must comply with all underlying zoning regulations of the Low Density Residential District.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	The applicant is not requesting any Exceptions as part of this request. All underlying regulations of the Low Density Residential District must be met with any subsequent development of 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-1.1A:	Compact Growth: The proposed Revocation of the Planned Development Designation will encourage future single family residential development within City Limits and adjacent to an existing single family neighborhood
 A Vibrant, Livable Community	
LC-2.1A:	Targeted Residential Growth Areas: The subject property is within the Urban Services Boundary and will utilize existing infrastructure in the area to accommodate future residential growth.
 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 Coal Bank Court, which is identified as a Local Street.
	Economic Stability and Growth
EC-1.2A	Housing Stock: N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Revocation of a Planned Development Designation 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 Revocation of the Planned Development Designation is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP: N6	Residential Infill and Development: The proposed Revocation of the Planned Development Designation encourages future residential development of a vacant city lot adjacent to other single family residential uses.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
DA-NA1.1A	Residential Growth: The proposed request will encourage future single family residential development on the property.

Findings	
Staff has reviewed the Revocation of a Planned Development Designation pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The application appears to meet all staff requirements of approval.	

Planning Commission Recommendation	
Staff recommends that the Revocation of a Planned Development Designation be approved in conjunction with File# 19RZ009.	