

# Rapid City Planning Commission

## Rezoning Project Report

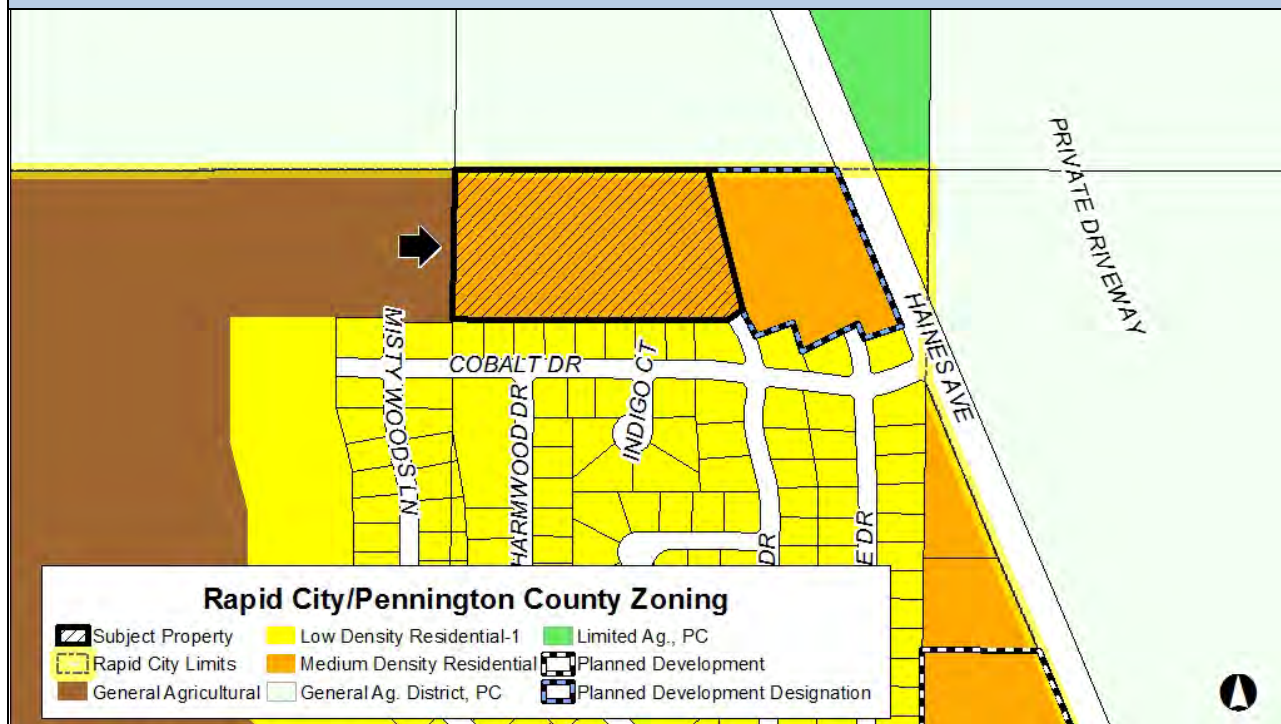
April 25, 2019

Item #3	
<b>Applicant Request(s)</b>	
Case #19RZ009 – Rezoning request from Medium Density Residential District to Low Density Residential District	
Companion Case(s): 19RZ010 – Rezoning request from General Agricultural District to Low Density Residential District 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>	
<p>The applicant has submitted a Rezoning request to rezone a 7.185 acre parcel of land from Medium Density Residential District to Low Density Residential District. The applicant is also proposing to rezone an adjacent 3.23 parcel of land from General Agricultural District to Low Density Residential District (File# 19RZ010). A Planned Development Designation Overlay currently exists on the 7.185 acre parcel. At the time the property was rezoned to Medium Density Residential District from Low Density Residential District in 2005, the Planned Development Designation was approved to ensure that any future multi-family development on the property would be part of a publically reviewed Final Planned Development Overlay application. 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.</p>	
<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	200 feet north of the intersection of Cobalt Drive and Coal Bank Court
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Auburn Hills Subdivision
Land Area	7.185 acres or 312,979 square feet
Existing Buildings	Void of structural development
Topography	Rises 74 feet from northeast to southwest
Access	Coal Bank Court
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

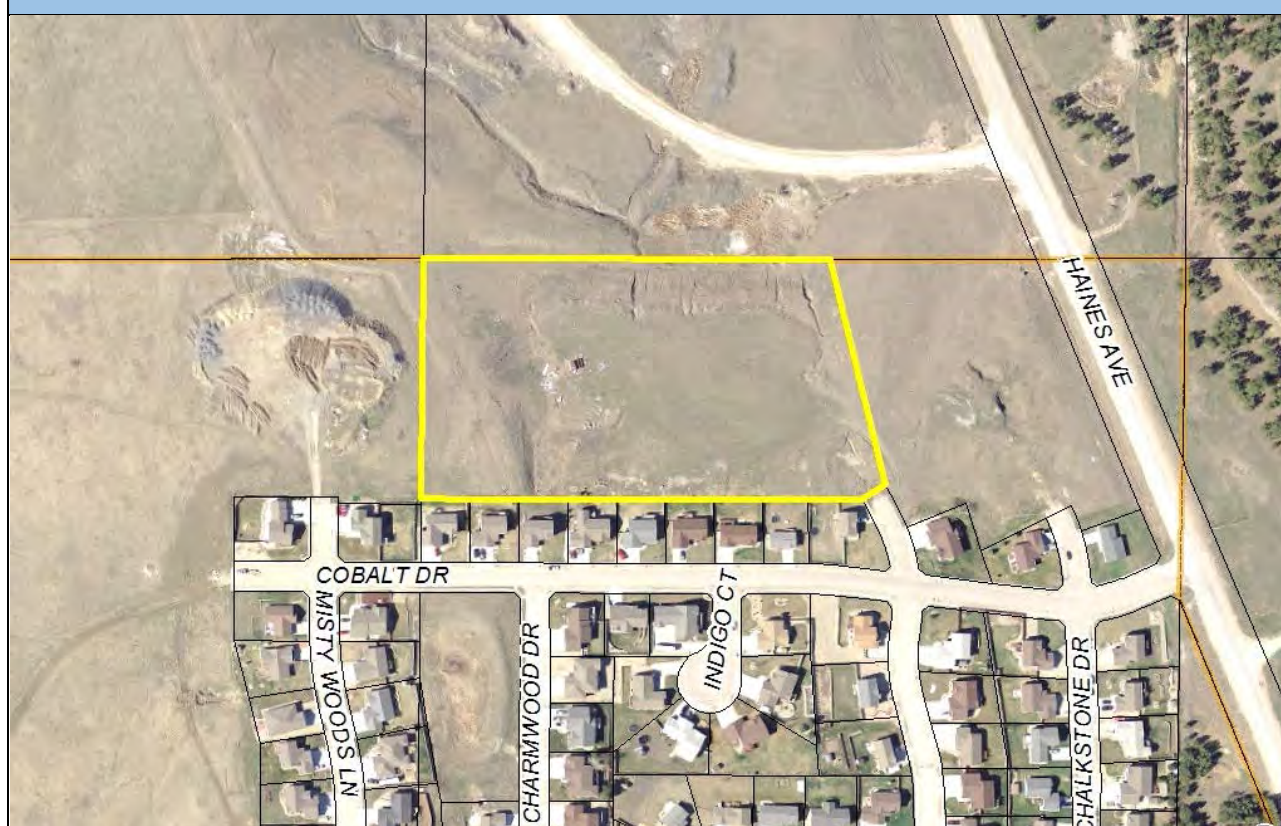
## Subject Property and Adjacent Property Designations

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

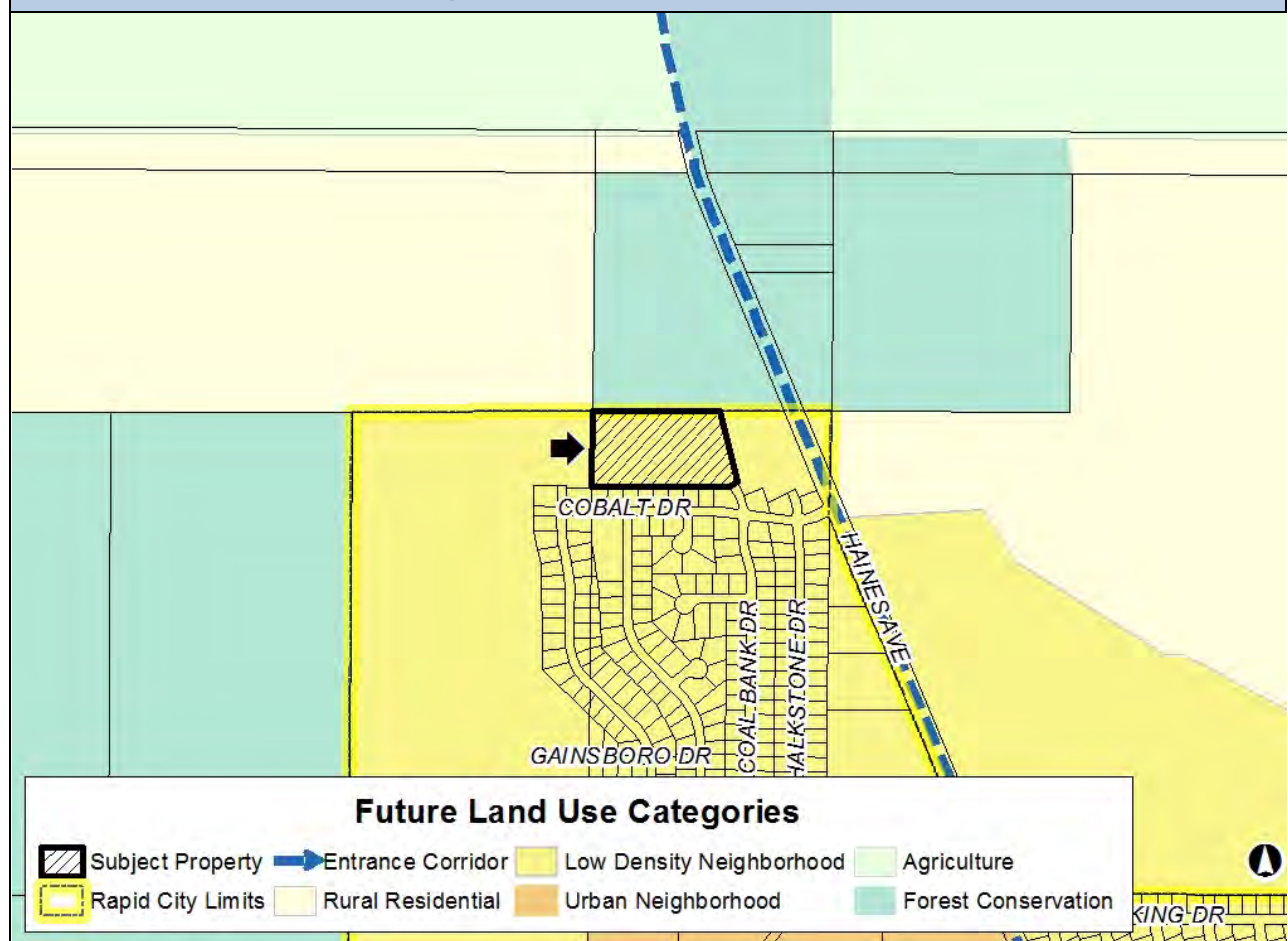
### Zoning Map



### Existing Land Uses



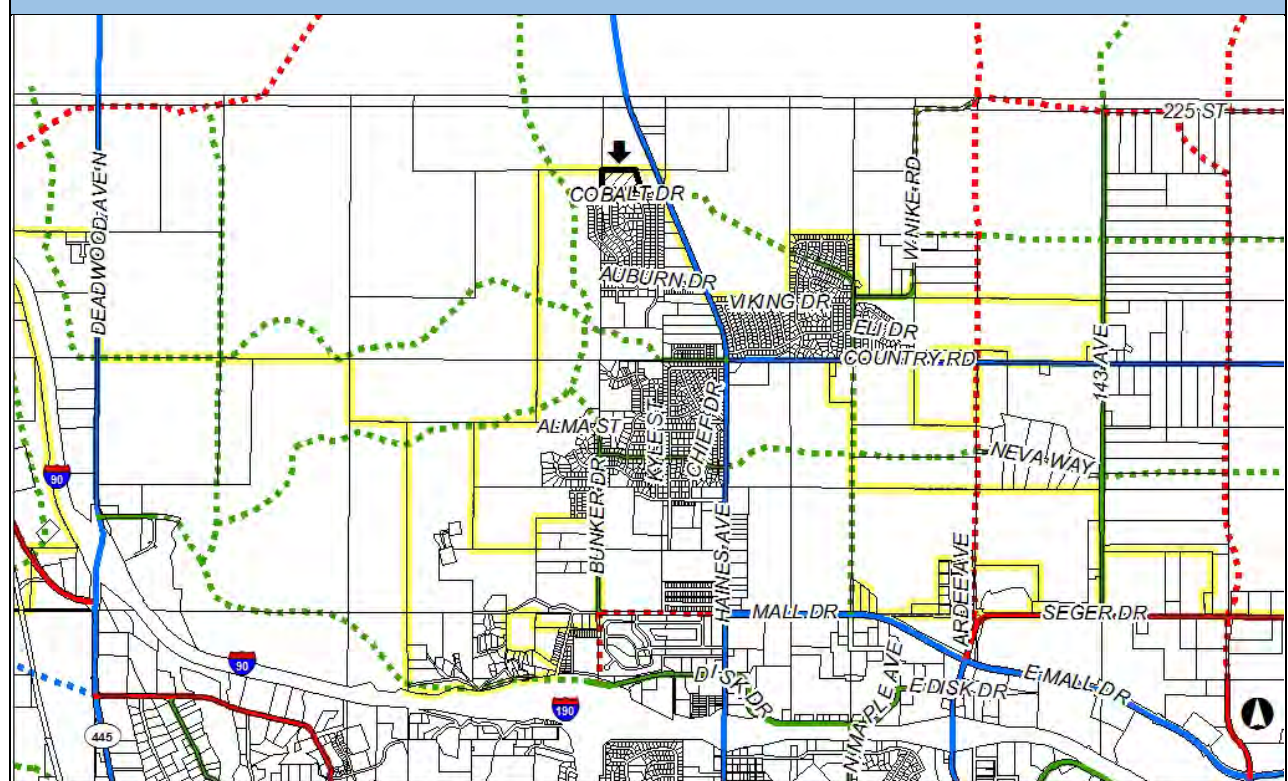
## Comprehensive Plan Future Land Use



### Future Land Use Categories

- Subject Property
- Entrance Corridor
- Low Density Neighborhood
- Agriculture
- Rapid City Limits
- Rural Residential
- Urban Neighborhood
- Forest Conservation

## Parks or Transportation Plan



### Major Street Plan

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

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 3/4/19
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	7.185 acres, 312,979 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 7.185 acres in size zoned Medium Density Residential District with a Planned Development Designation. The applicant is proposing to rezone the subject property to Low Density Residential District and revoke the Planned Development Designation on the property in order to develop the property for single family residential use. The proposed Rezoning request and Revocation of the Planned Development Designation would negate the need for review and approval of a Final Planned Development Overlay prior to construction of single family residences on the property in the future. 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	The proposed Rezoning request is consistent with the Comprehensive Plan.

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	
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 Low Density Residential District as a listed zoning district.

**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>
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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.
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	<b>A Vibrant, Livable Community</b>
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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.
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	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
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	N/A
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	<b>Efficient Transportation and Infrastructure Systems</b>
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T1-2.1A	<b>Major Street Plan Integration:</b> The subject property will be accessed via Coal Bank Court, which is identified as a Local Street.
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	<b>Economic Stability and Growth</b>
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	N/A
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	<b>Outstanding Recreational and Cultural Opportunities</b>
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	N/A
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	<b>Responsive, Accessible, and Effective Governance</b>
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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.
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**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.
<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Deadwood Avenue Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1A	<b>Residential Growth:</b> The proposed Rezoning request will encourage future single family residential development on the property.
<b>Findings</b>	
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.	
<b>Staff Recommendation</b>	
Staff recommends that the Rezoning request to rezone a parcel of land from Medium Density Residential District to Low Density Residential District be approved.	