



Rapid City Planning Commission

Rezoning Project Report

May 23, 2019

Item #10
Applicant Request(s)
Case 19RZ017 – Rezoning request from General Commercial District to Mobile Home Residential District
Companion Case(s): 19RZ016- Rezoning request from Light Industrial District to Medium Density Residential District (3.01-acres) 19PL038-Preliminary Subdivision Plan for Shepherd Hills West Subdivision to create two multi-family lots, sized 3.01-acres and 20.23-acres.

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved.

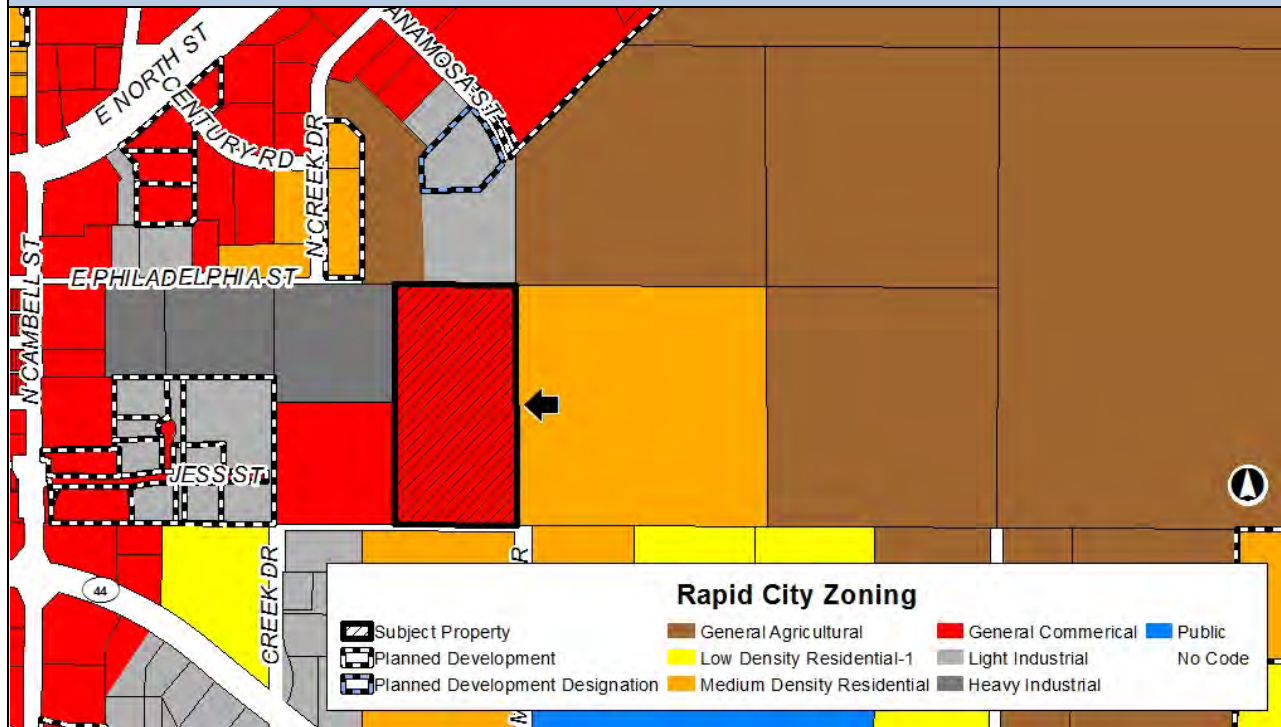
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Mobile Home Residential District for a parcel of land approximately 20.23-acres in size. The applicant has also submitted a Rezoning request to change the zoning designation on an adjacent 3.01-acre parcel from Light Industrial District to Medium Density Residential District. In addition, the applicant has submitted a Preliminary Subdivision Plan application to create two multi-family residential lots, leaving an unplatted non-transferable balance. The lots will be known as Lot 1, Block 1 and Lot 1, Block 2 of Shepherd Hills West Subdivision and are sized 3.01-acres and 20.23-acres, respectively.</p> <p>The property is located approximately 200 feet east of the intersection of E. Philadelphia Street and Creek Drive. Currently, the property is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: BH Capital 4, LLC	Planner: Vicki L. Fisher
Property Owner: BH Capital 4, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 200 feet east of the intersection of E. Philadelphia Street and Creek Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Shepherd Hills West Subdivision
Land Area	20.23-Acres
Existing Buildings	Void of structural development
Topography	Slopes west to east, with highest elevation along east property line
Access	E. Philadelphia Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	Federally designated 500-year floodplain

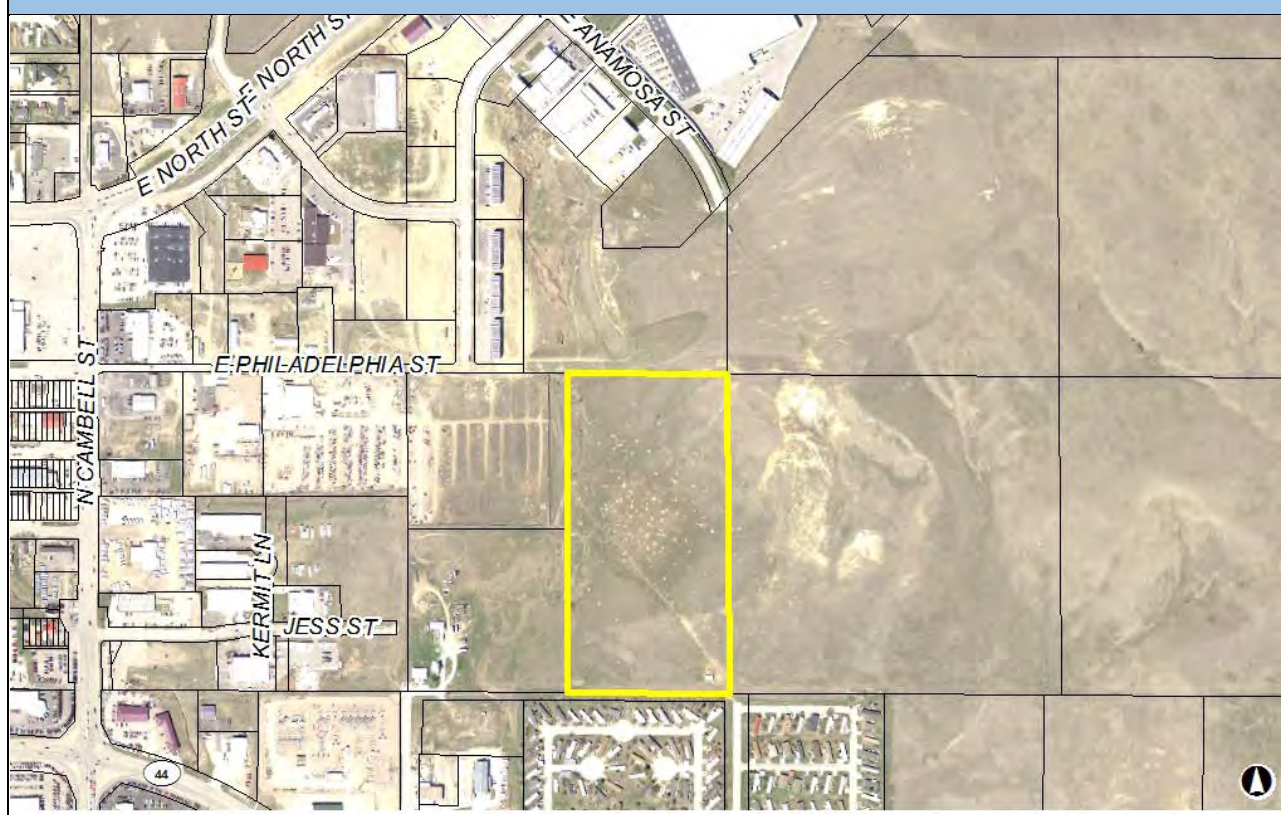
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	UN	Void of structural development
Adjacent North	LI	MUC – Revitalization Corridor	Void of structural development
Adjacent South	MDR	UN – Revitalization Corridor	Brookside Mobile Home Park
Adjacent East	MDR	UN-Revitalization Corridor	Void of structural development
Adjacent West	GC	LI-Revitalization Corridor	Outdoor storage

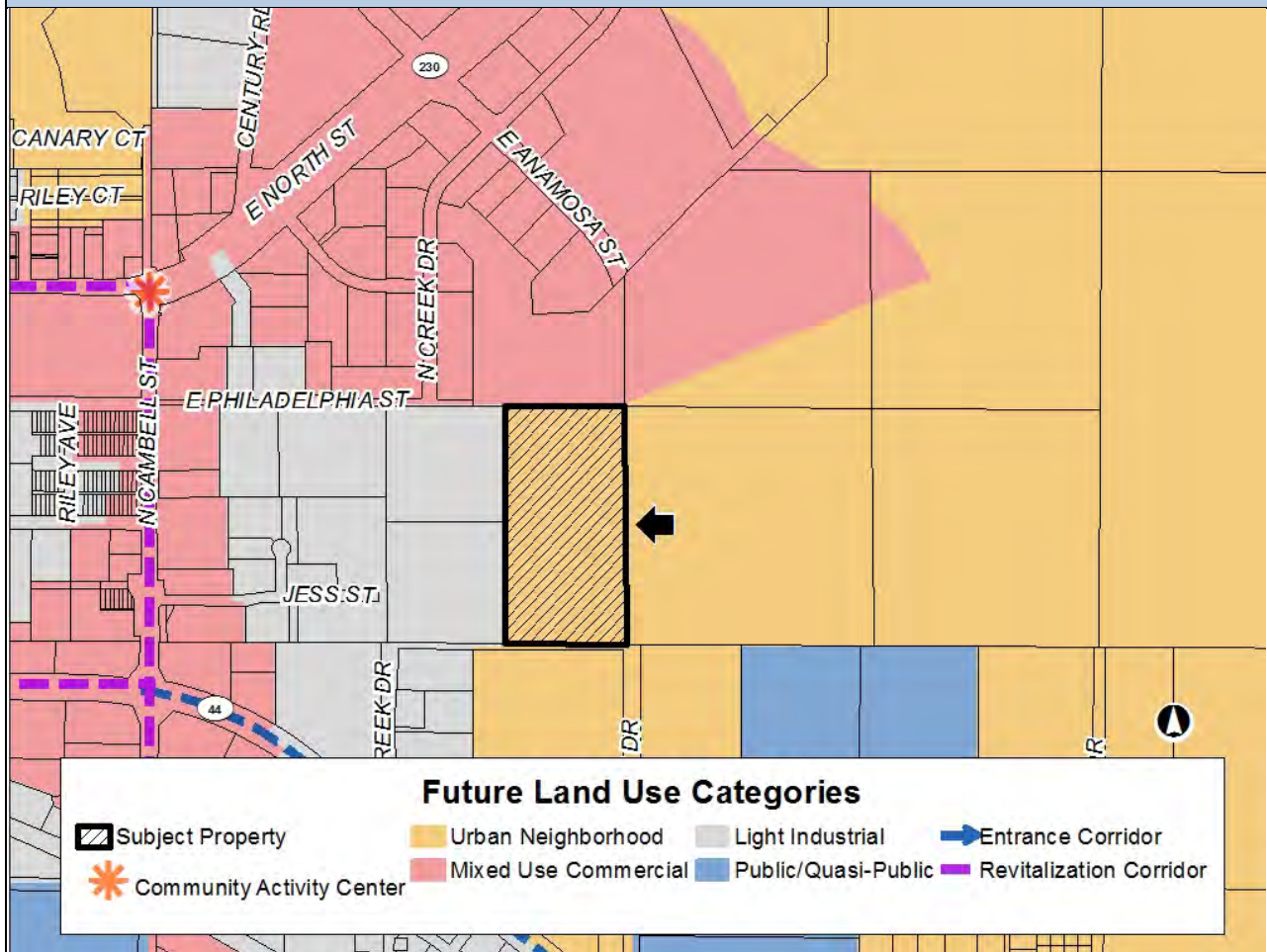
Zoning Map



Existing Land Uses



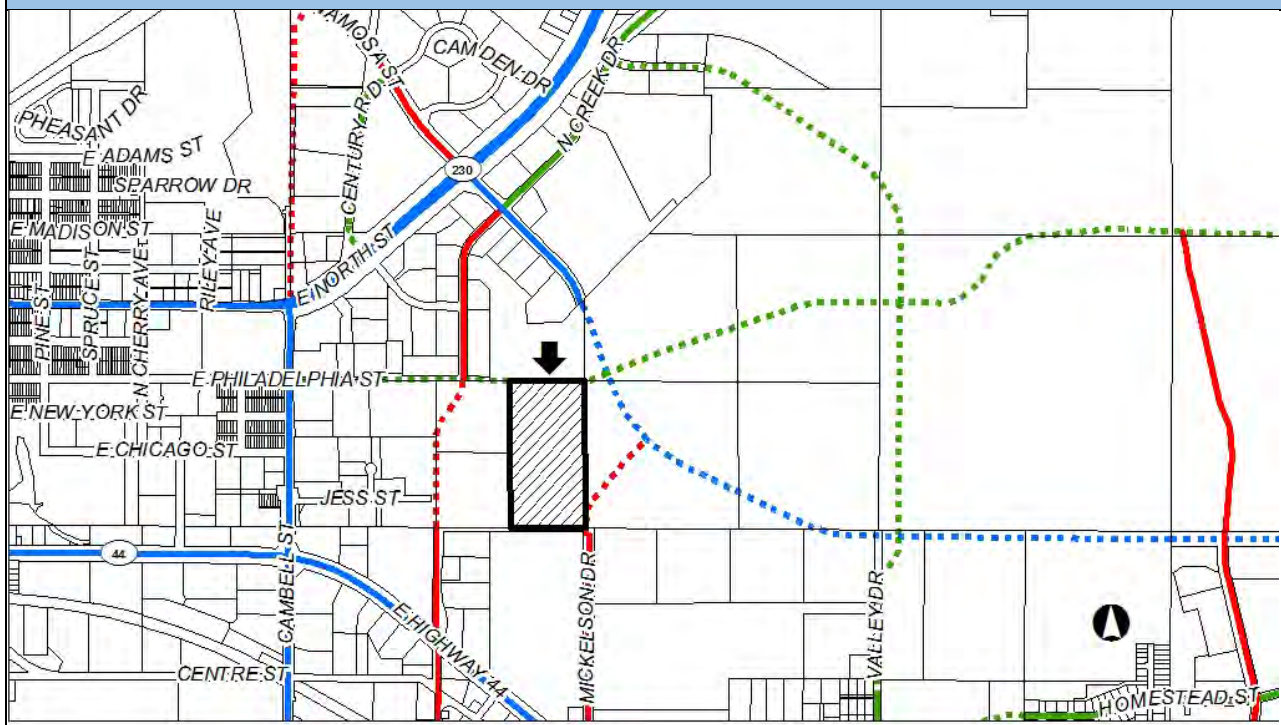
Comprehensive Plan Future Land Use



Future Land Use Categories

Subject Property	Urban Neighborhood	Light Industrial	Entrance Corridor
Community Activity Center	Mixed Use Commercial	Public/Quasi-Public	Revitalization Corridor

Parks or Transportation Plan



Major Street Plan

Subject Property	Collector	Principal arterial	Proposed minor arterial
Minor arterial	Proposed collector	Proposed principal arterial	

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Mobile Home Residential District	Required	Proposed	
Lot Area	6,500 square feet	881,218.8 square feet	
Lot Frontage / Lot Width	50 feet	679.55 feet	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet (local/lane place street) 25 feet (collector street)	N/A	
• Rear	25 feet	N/A	
• Side	8 feet (one-story), 12 feet (two story)	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 applicant has submitted a Preliminary Subdivision Plan to create two multi-family lots which includes the subject property. As a part of platting the property, street(s) and utilities will be extended into this area to serve the development. In addition, the applicant has submitted a Master Plan showing a mix of residential and commercial development for the referenced plat and for an adjacent 37-acre parcel. The applicant's Master Plan(s) and the extension of infrastructure constitutes a change supporting the proposed Rezoning request.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Mobile Home Residential District is identified as a preferred zoning designation within the Urban Neighborhood designation. As such, rezoning the property as proposed is in compliance with the City's Future Land Use Plan.
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 applicant has indicated that a manufactured home park will be constructed on the property. Chapter 15.48 and Chapter 17.50.110 of the Rapid City Municipal Code identify the development standards that must be met for a manufactured home park. As such, rezoning the property as proposed should not create any direct or indirect



	adverse effects 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.	As previously noted, street(s) and utilities will be extended as a part of the associated plat. The design and construction of the infrastructure improvements must be in compliance with the City's adopted plans.

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-1.2A	Priority Infill Areas – This goal prioritizes and encourages infill development in areas that have been skipped over due to property constraints, ownership patterns, or other reasons, as a means to maximize infrastructure investments and vibrancy to existing areas. The proposed Rezone supports the Comprehensive Plan goal to add vitality to established neighborhoods.
 A Vibrant, Livable Community	
LC-2.1A	Targeted Residential Growth Areas -This goal supports residential development within the Urban Services Boundary in areas that maximize available infrastructure and community amenities. The subject property is located within the City's Urban Services Boundary. City water and sewer will be extended to serve the future development on the property.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-1.2.C	Partnerships -This goal fosters coordination and partnership with schools, and other community groups. Rezoning the property to allow for a manufactured home development will create housing options for students within our community. This may be especially desirable for students of the Western Dakota Technical School due to the close proximity of the development to the school site.
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration - This goal encourages the integration of the Major Street Plan into land use planning and development review in order to ensure the development and maintenance of a complete roadway network. As a part of the associated plat, E. Philadelphia Street will be extended to serve as access to the property. E. Philadelphia Street is identified as a collector street on the City's Major Street Plan.
 Economic Stability and Growth	
EC-1.2A	Housing Stock -This goal encourages the development of a diverse set of housing types, and encourages new residential development infill and redevelopment near major employment centers. Rezoning the property as proposed will allow for a housing development near an existing commercial/light industrial corridor along E. North Street, N. Creek Drive and E. Anamosa Street within close proximity to the subject property.

 Outstanding Recreational and Cultural Opportunities	
N/A	
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities -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 Rezone 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:	Urban Neighborhood
Design Standards:	
EV-NA	As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Mobile Home Residential District is identified as a preferred zoning designation within the Urban Neighborhood designation. As such, rezoning the property as proposed is in compliance with the City’s Future Land Use Plan.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The proposed Rezone supports the goal of promoting new residential growth and encouraging infill development.

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. Rezoning the property as proposed encourages new residential development and infill development near an existing commercial/industrial corridor to provide housing options for employees. In addition, rezoning a housing development at this location will create housing options for students throughout our community, especially for the Western Dakota Technical School due to the close proximity of the development to the school site. Lastly, the Rezoning request is in compliance with the City’s Future Land Use Plan. As such, staff recommends that the Rezoning request be approved.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved.	