

Rapid City Planning Commission

Rezoning Project Report

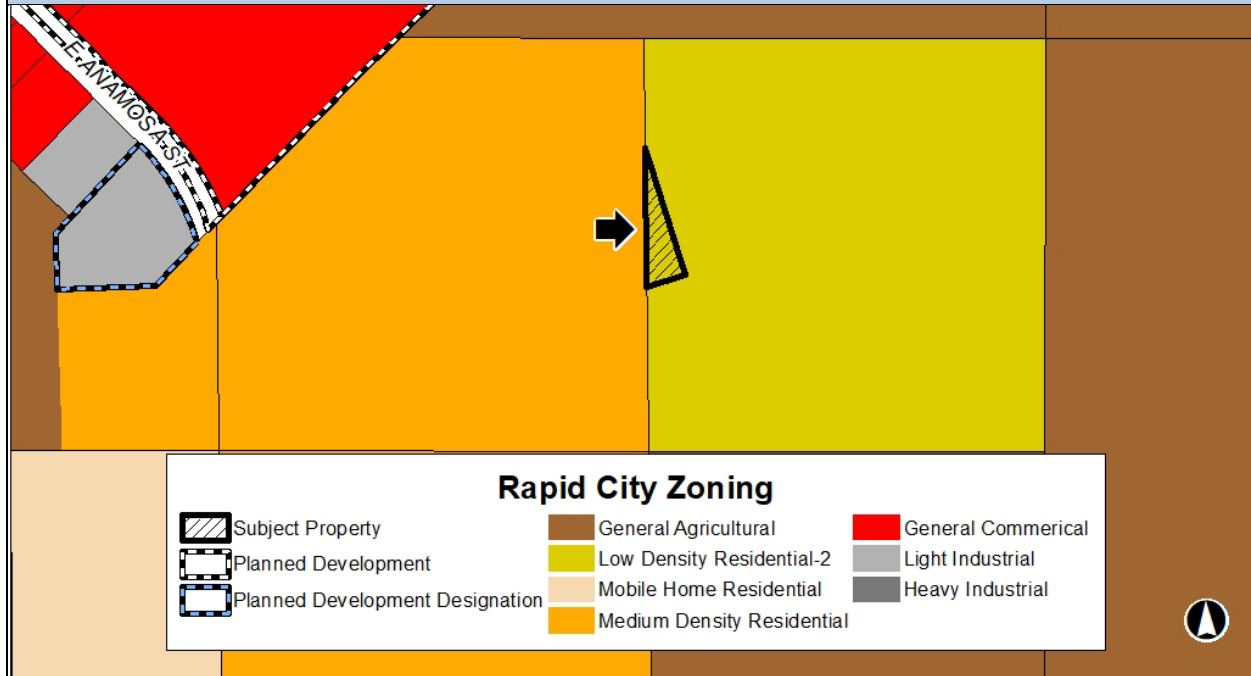
August 8, 2019

Item #6	
Applicant Request(s)	
Case #19RZ026 – Rezoning request from Low Density Residential District II to Medium Density Residential District	
Companion Case(s): 19PL059 – Preliminary Subdivision Plan	
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 rezone a 0.65 acre parcel of land from Low Density Residential District II to Medium Density Residential District. The application was submitted with a Preliminary Subdivision Plan application (File# 19PL059) to create three large multi-family lots for a proposed apartment complex. The subject property is in the southeastern corner of one of the proposed lots and must be rezoned to Medium Density Residential District to support future development as an apartment complex. The subject property is currently void of structural development.</p> <p>The City's Future Land Use Plan identifies the subject property as Urban Neighborhood, which lists Medium Density Residential District as an appropriate zoning designation. The proposed Rezoning request is in compliance with City's Comprehensive Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: BH Capital 4 LLC	Planner: John Green
Property Owner: BH Capital 4 LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	East of Anamosa Street
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Section 32, T2N, R8E
Land Area	0.65 acres or 28,314 square feet
Existing Buildings	None
Topography	Relatively Flat
Access	Future extension of East Philadelphia Street
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	LDR-II	UN	Vacant
Adjacent North	GA	UN	Vacant
Adjacent South	LDR-II	UN	Vacant
Adjacent East	LDR-II	UN	Vacant
Adjacent West	MDR	UN	Vacant

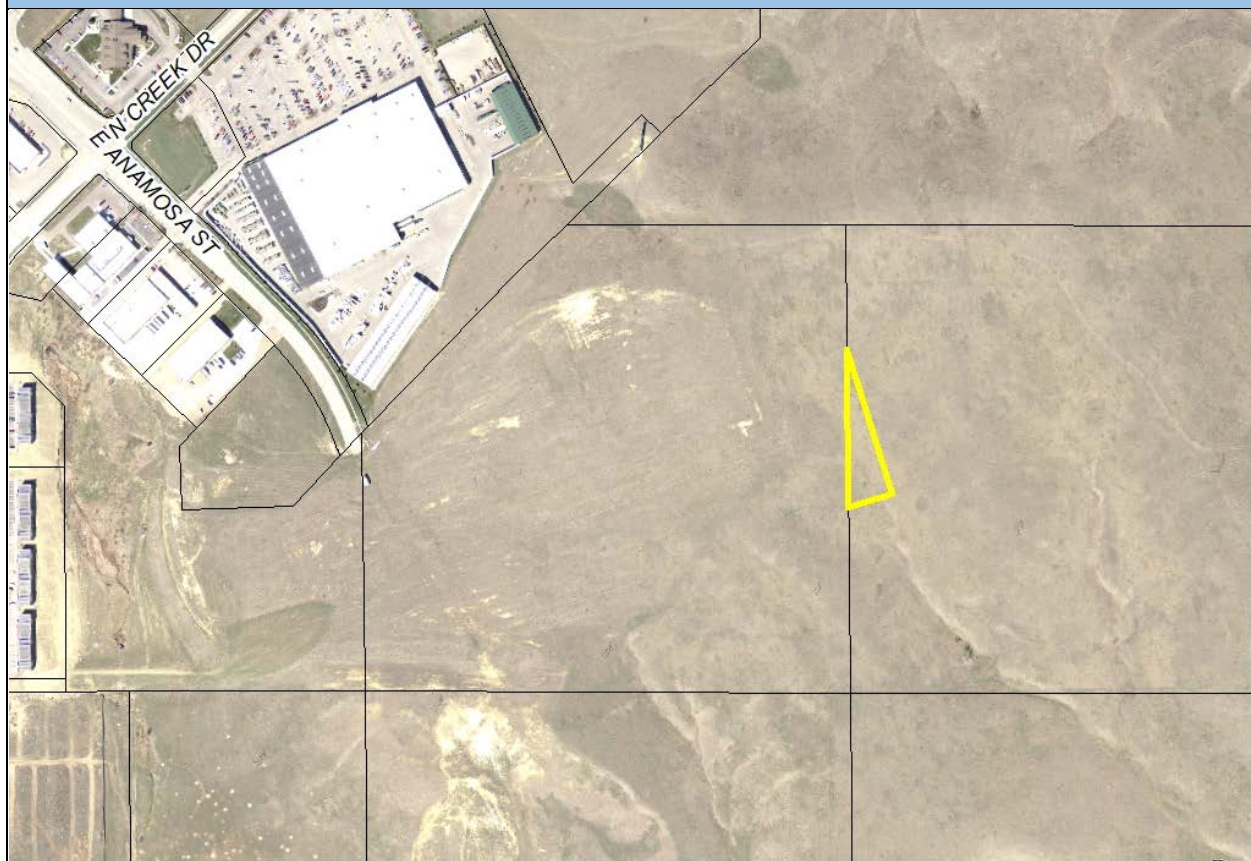
Zoning Map



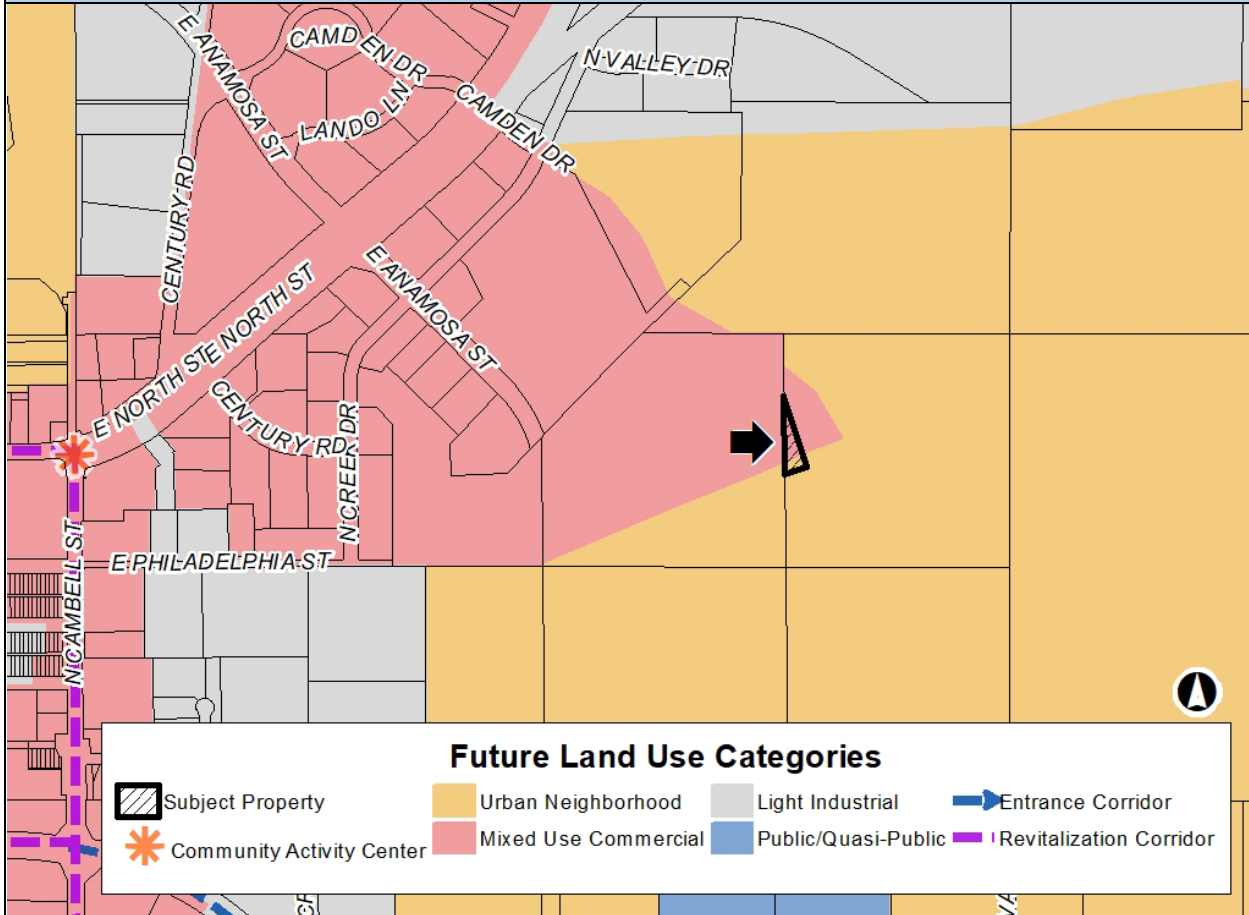
Rapid City Zoning

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|---------------------------------|----------------------------|--------------------|
| Subject Property | General Agricultural | General Commercial |
| Planned Development | Low Density Residential-2 | Light Industrial |
| Planned Development Designation | Mobile Home Residential | Heavy Industrial |
| | Medium Density Residential | |

Existing Land Uses



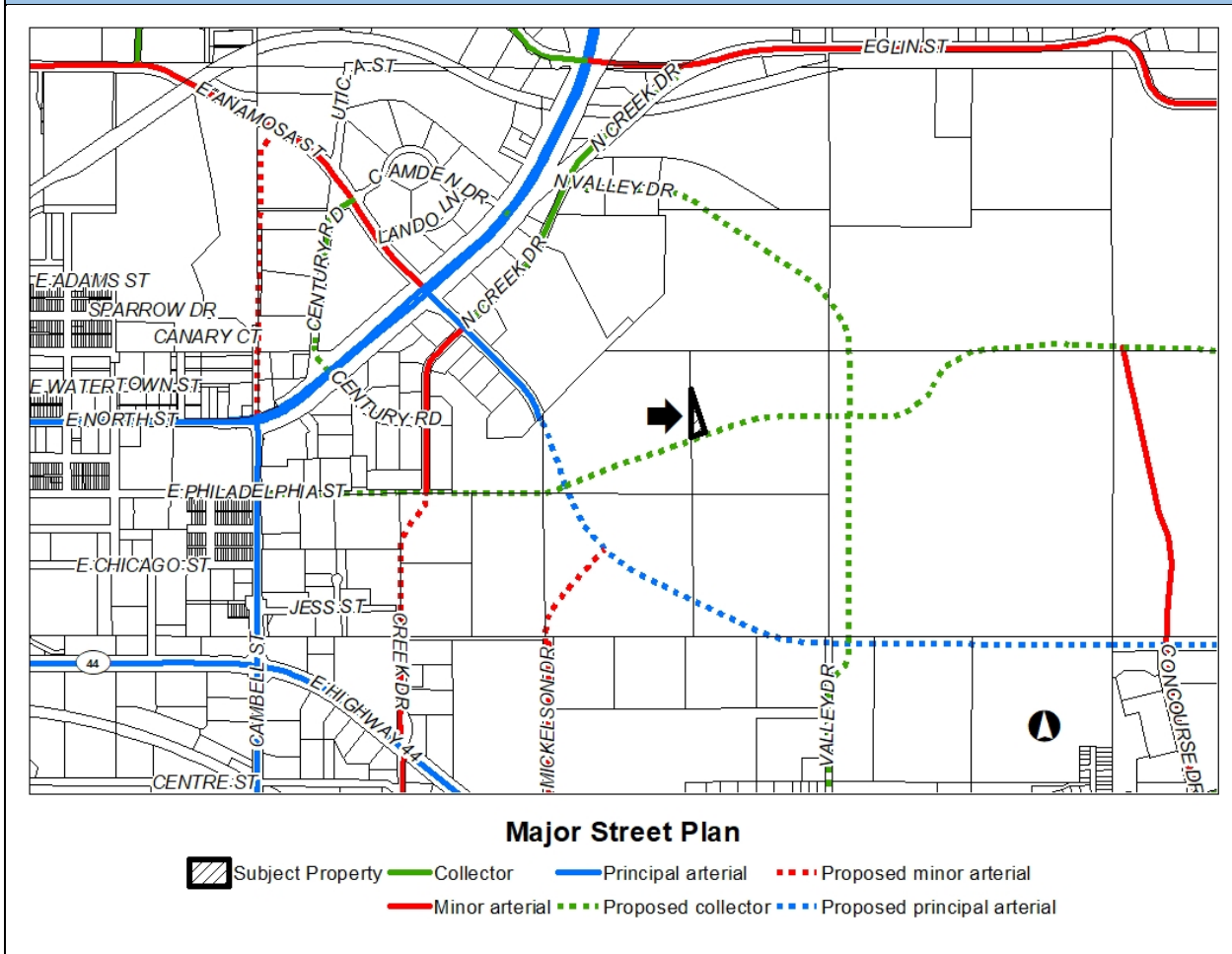
Comprehensive Plan Future Land Use



Future Land Use Categories

<ul style="list-style-type: none"> Subject Property Community Activity Center 	<ul style="list-style-type: none"> Urban Neighborhood Mixed Use Commercial 	<ul style="list-style-type: none"> Light Industrial Public/Quasi-Public 	<ul style="list-style-type: none"> Entrance Corridor Revitalization Corridor
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Parks or Transportation Plan



Major Street Plan

<ul style="list-style-type: none"> Subject Property 	<ul style="list-style-type: none"> Collector Minor arterial 	<ul style="list-style-type: none"> Principal arterial Proposed collector 	<ul style="list-style-type: none"> Proposed minor arterial Proposed principal arterial
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Relevant Case History			
Case/File#	Date	Request	Action
19PL037	4/26/19	Preliminary Subdivision Plan	City Council approved 6/17/19
19RZ015	4/26/19	Rezone from General Agricultural District to Low Density Residential District II	City Council approved 7/1/2019
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	0.65 acres or 28,314 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	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 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 approximately 0.65 acres in size zoned Low Density Residential District II. The applicant is proposing to rezone the subject property to Medium Density Residential District in order to develop the property for multi-family housing in the future. On May 23, 2019, a Rezoning application was approved concurrently with a Preliminary Subdivision Plan application to rezone the subject property from General Agricultural District to Low Density Residential District II for development of future townhome lots. The applicant has reconfigured the layout of the surrounding residential development and is now intending to rezone the subject property to Medium Density Residential District in order to develop the property as part of a future apartment complex. A Preliminary Subdivision Plan application (File# 19PL059) to create three large multi-family lots was submitted concurrently with the Rezoning request. The subject property is a small portion of one of the lots. The balance of the lot and the other two lots are currently zoned Medium Density Residential

	District. The City's Comprehensive Plan identifies the subject property as Urban Neighborhood, within which Medium Density Residential District is listed as an appropriate zoning designation. The proposed Rezoning request is in compliance with the City's Comprehensive Plan.
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 Urban Neighborhood, which identifies Medium Density Residential District as an appropriate zoning district.
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 in compliance with the City's 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 Future Land Use designation for the subject property is Urban Neighborhood, which lists Medium Density Residential District as an appropriate 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

	A Balanced Pattern of Growth
BPG-1.1A:	Compact Growth: The proposed Rezoning request of the subject property will encourage future residential development within City limits.
	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 is currently inaccessible from existing City streets. Future subdivision of the property will create access to the property via East Philadelphia Street, which is identified as a Collector Street on the City's Major Street Plan.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A



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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Urban Neighborhood
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Design Standards:

SDP: N6	Residential Infill and Development: The proposed Rezoning request creates uniform zoning over a large area of vacant land and encourages future multi-family residential development in a growing neighborhood within the City.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Elk Vale Neighborhood Area
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Neighborhood Goal/Policy:

EV-NA1.1A	Residential Growth: The proposed Rezoning request will encourage future multi-family residential development east of Anamosa Street.
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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 for the neighborhood. The proposed Rezoning request will provide a contiguous area of land zoned Medium Density Residential District that will support future multi-family housing options in the Elk Vale Neighborhood Area. 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 II to Medium Density Residential District be approved.