



Rapid City Planning Commission

Rezoning Project Report

April 7, 2016

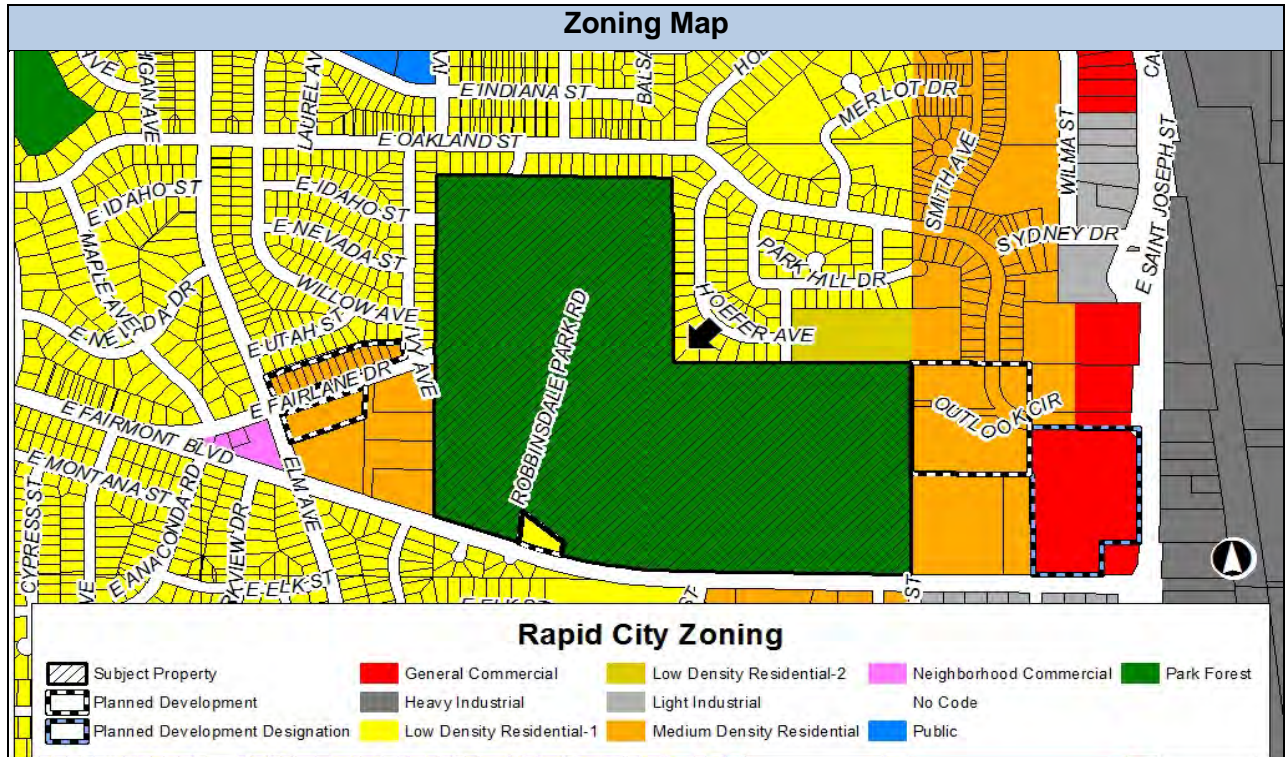
Item # 11	
Applicant Request(s)	
Case # 16RZ009; a request to rezone property from Park Forest District to Public District	
Associated Case #s:	N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from Park Forest District to Public District be approved.

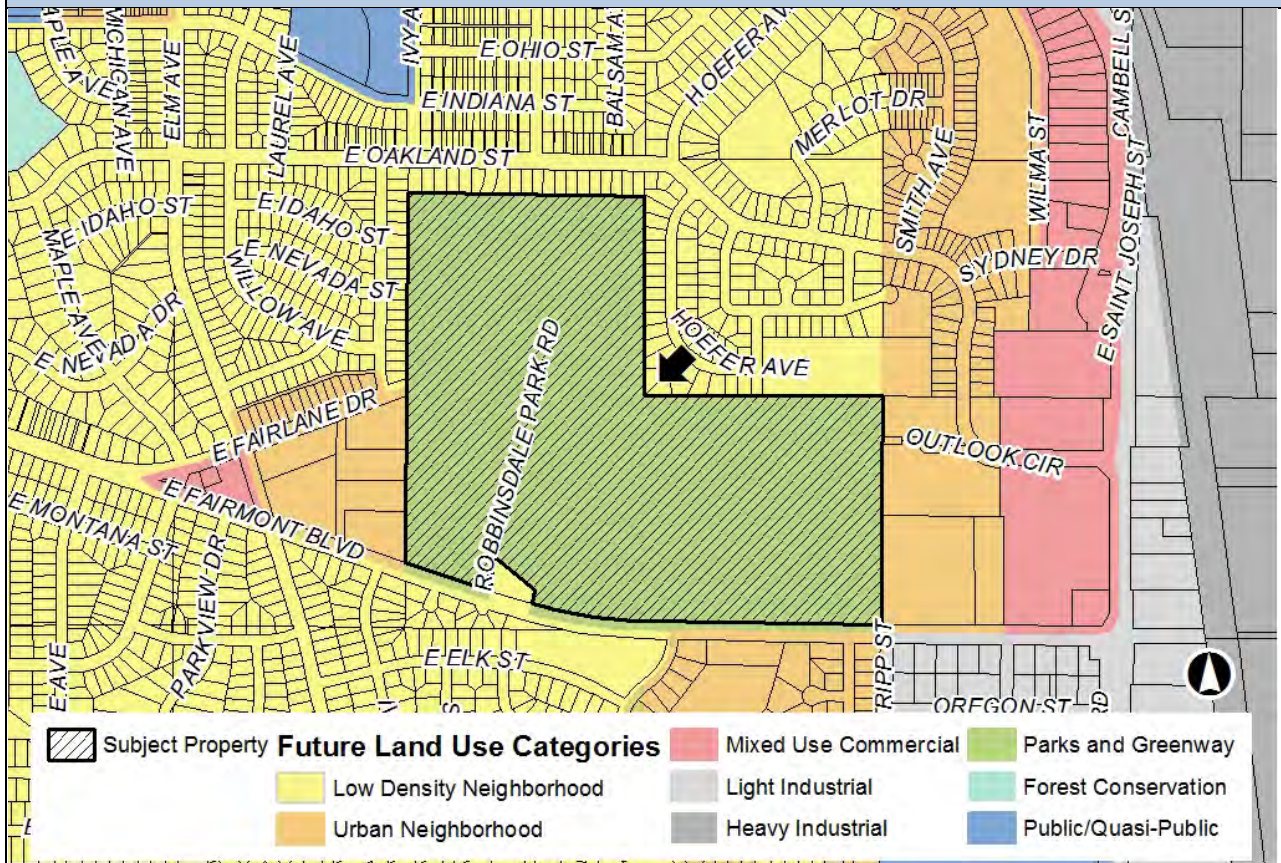
Project Summary Brief	
<p>The applicant has submitted a request to rezone approximately 107.42 acres of property from Park Forest District to Public District. The Rapid City Parks and Recreation District has submitted this request as a part of their ongoing review of City Park lands eligible for funds as a part of the Land and Water Conservation Fund (LWCF) projects. These projects require that land acquired and developed through the LWCF grants must be maintained and available for public outdoor recreation. The requested rezone is for the existing Robbinsdale Park, which is comprised of City park amenities and recreation fields. This requested rezone is part of an ongoing Parks and Recreation effort to review the zoning and uses of City Park lands within City Limits. A City Park is a permitted use in the Public District.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Rapid City Parks and Recreation Department	Planner: Robert Laroco
Property Owner: City of Rapid City	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	626 East Fairmont Boulevard
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Robbinsdale Park Addition
Land Area	107.42 acres, approximately 4,679,215.2 sq ft
Existing Buildings	Baseball/softball fields and associated accessory structures
Topography	Varied level and hilly terrain, varied vegetation cover
Access	East Fairmont Boulevard
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	Federally Designated 100 Year Floodplain located on northwestern portions of the property
Other	

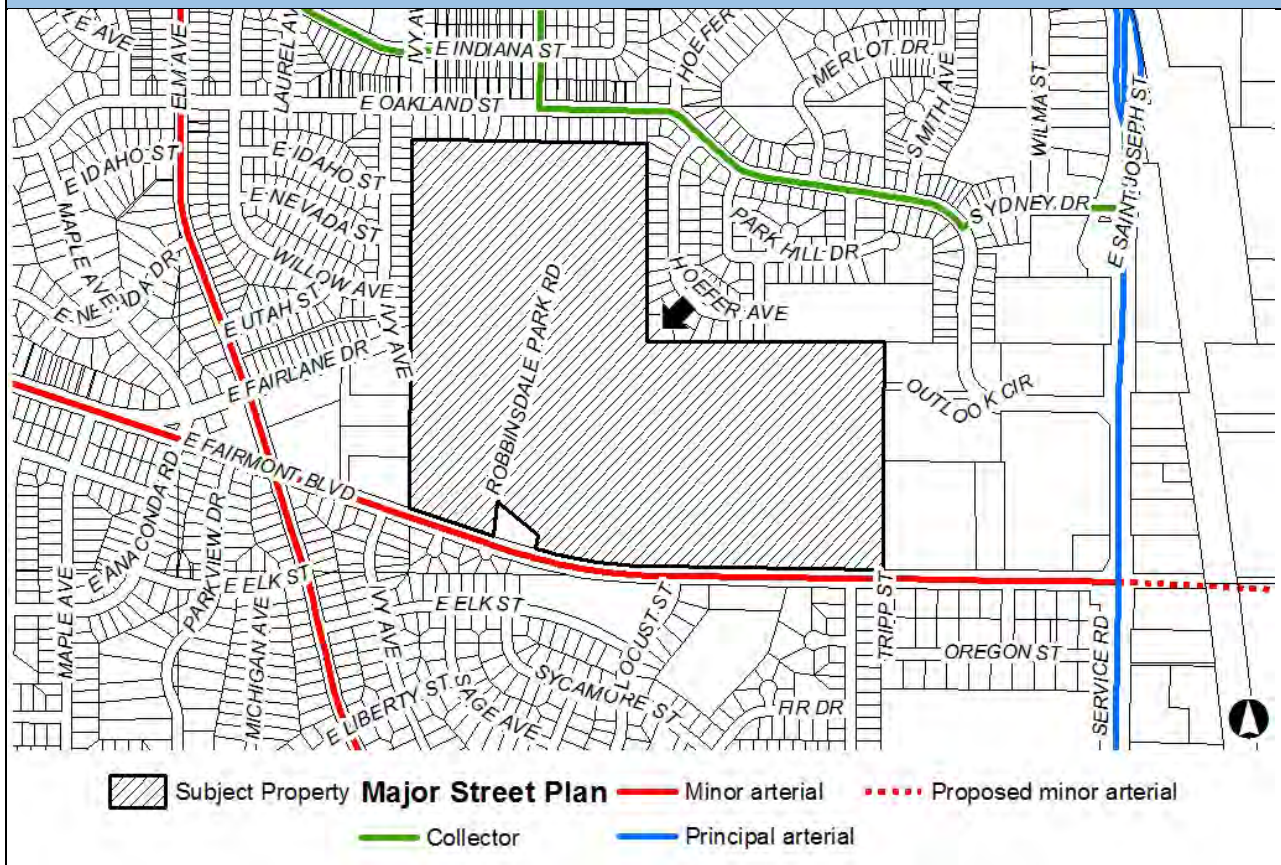
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PFD	PG	Park and recreation fields
Adjacent North	LDR	LDN	Single family residences
Adjacent South	LDR	LDN, UN	Single family residences
Adjacent East	MDR, MDR/PD	UN	Multifamily housing, place of religious worship
Adjacent West	MDR, LDR	UN, LDN	Multifamily housing



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Public District	Required	Proposed	
Lot Area	No minimum required	107.42 acres	
Lot Frontage	No minimum required	Approximately 2,500 ft	
Maximum Building Heights	4 stories, less than 45 ft	Unknown	
Maximum Density	50% maximum	Unknown	
Minimum Building Setback:			
• Front	25 ft	Unknown	
• Rear	25 ft	Unknown	
• Side	25 ft	Unknown	
• Street Side	N/A	Unknown	
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC	Unknown	
• # of landscape islands	Per RCMC	Unknown	
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC	Unknown	
• # of ADA spaces	Per RCMC	Unknown	
Signage	Per RCMC	Unknown	
Fencing	Per RCMC	Unknown	

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.	There are no changing conditions in the area which would necessitate the requested rezone. The requested rezone is part of a Parks and Recreation effort to clarify uses and zoning across all City parkland.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Public District is intended to provide for facilities which serve the general public. A City park serves the general public and is owned, operated, and maintained by the City of Rapid City. The proposed amendment is consistent with the purpose and intent of this title.
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 rezone is to allow the existing park to remain in its current condition and will not adversely affect any other part of the City.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its	The proposed rezone is designated as appropriate for parks and greenway. A public park is a permitted use in the Public District. The proposed rezone is consistent with the Rapid City Comprehensive Plan, as well as the Rapid

elements, major road plan, land use plan, community facilities plan and others.	City Parks Master Plan.
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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

	A Balanced Pattern of Growth
N/A	N/A
	A Vibrant, Livable Community
LC-3.2A	<u>Park and Facility Maintenance</u> : The requested rezone is a part of regular monitoring of usage and addressing the changing demands and needs of the Rapid City Parks system.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.1	<u>Expand Opportunities for fitness and active living</u> : The requested rezone is for the existing Robbinsdale Park, which provides a variety of public outdoor recreation opportunities which support an active lifestyle.
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	Outstanding Recreational and Cultural Opportunities
RC-1.1B	<u>Parks Planning</u> : The requested rezone is part of a periodic review and update of the City's Parks and Recreation Plan, needed to monitor progress towards community goals and identify new priorities.
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The requested rezone requires notification of surrounding property owners within 250 feet of the subject property and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been no inquiries into the requested rezone.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Parks and Greenway
Design Standards:	
Chapter 10, P. 112	<u>Parks and Greenway Opportunities</u> : Robbinsdale Park utilizes funding from the Land and Water Conservation Fund to provide outdoor recreational opportunities

for the benefit of the entire community.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Downtown/Skyline Drive Neighborhood
Neighborhood Goal/Policy:	
DSD-NA1.1F	<u>Parks and Greenways:</u> The requested rezone will help to maintain and improve the existing Robbinsdale Park for use as recreation, conservation, and provision of green space for the benefit of the neighborhood and for the City as a whole.

The Development Review Team recommends that the request to rezone the property from General Agriculture District to Low Density Residential-I District be approved for the following reasons:

•	Rapid City Parks and Recreation has submitted this request to rezone the existing Robbinsdale Park from Park Forest District to Public District in an effort to review and update current park policies and priorities. The requested rezone is critical as a part of their cooperation with the Land and Water Conservation Fund.
•	Public parks are a permitted use in the Public District.
•	The requested rezone is in compliance with the City's adopted Comprehensive Plan and the Parks and Recreation Plan.

Staff recommends that the request to rezone property from Park Forest District to Public District be approved.