

Rapid City Planning Commission

Rezoning Project Report

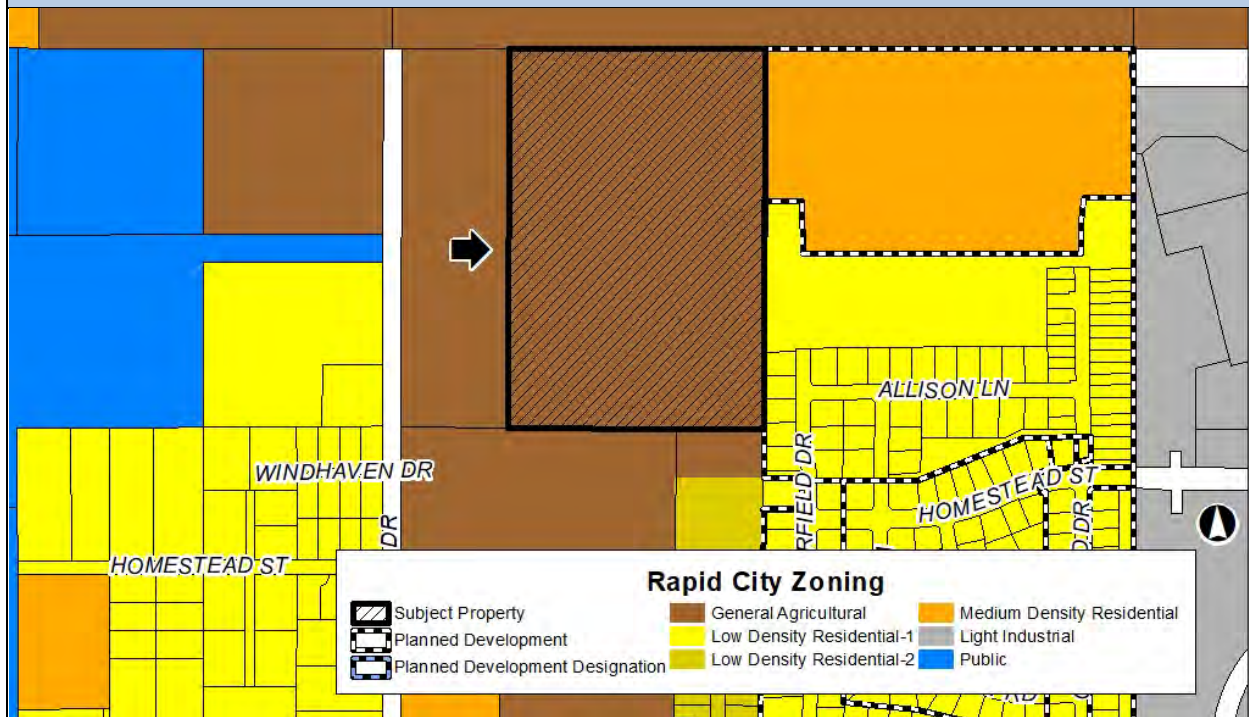
January 9, 2020

Item #4	
Applicant Request(s)	
Case #19RZ042 – Rezoning request from General Agricultural District to Medium Density Residential District	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Medium Density Residential District.	
Project Summary Brief	
The applicant has submitted a Rezoning request to rezone a 28.26 acre portion of land from General Agricultural District to Medium Density Residential District. The subject property is part of a 38.58 acre parcel of land located north of Homestead Street. The subject property is located within an existing residential neighborhood and is in compliance with the City's Future Land Use Plan for the neighborhood.	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream II, LLC	Planner: John Green
Property Owner: Yasmeen Dream II, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	North of Homestead Street
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Section 4, T1N, R8E
Land Area	28.26 acres or 1,231,006 square feet
Existing Buildings	None
Topography	Rises 80 feet from south to north
Access	Homestead Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

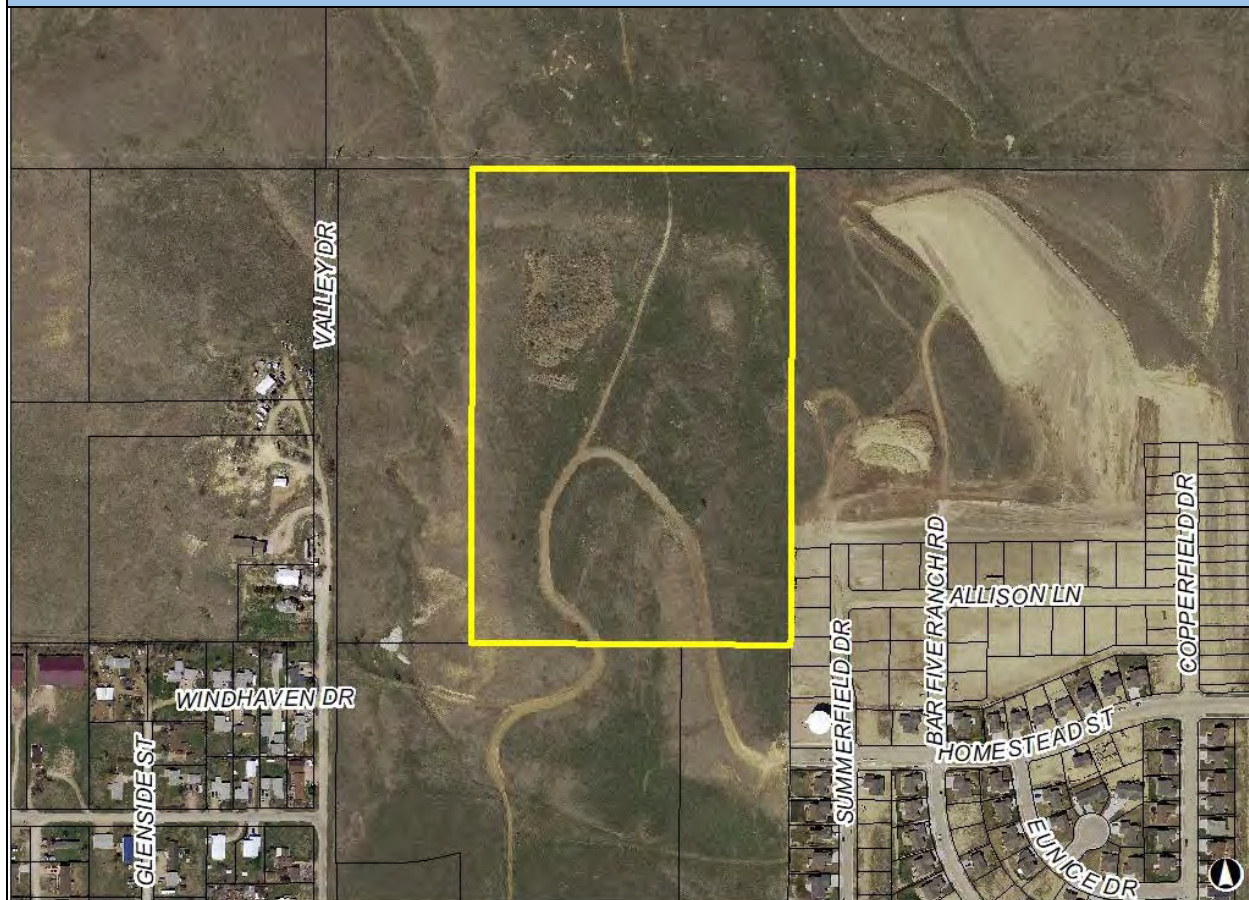
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	UN	Vacant
Adjacent North	GA	UN	Vacant
Adjacent South	GA	UN	Vacant
Adjacent East	LDR-PDD	UN	Vacant
Adjacent West	GA	UN	Vacant

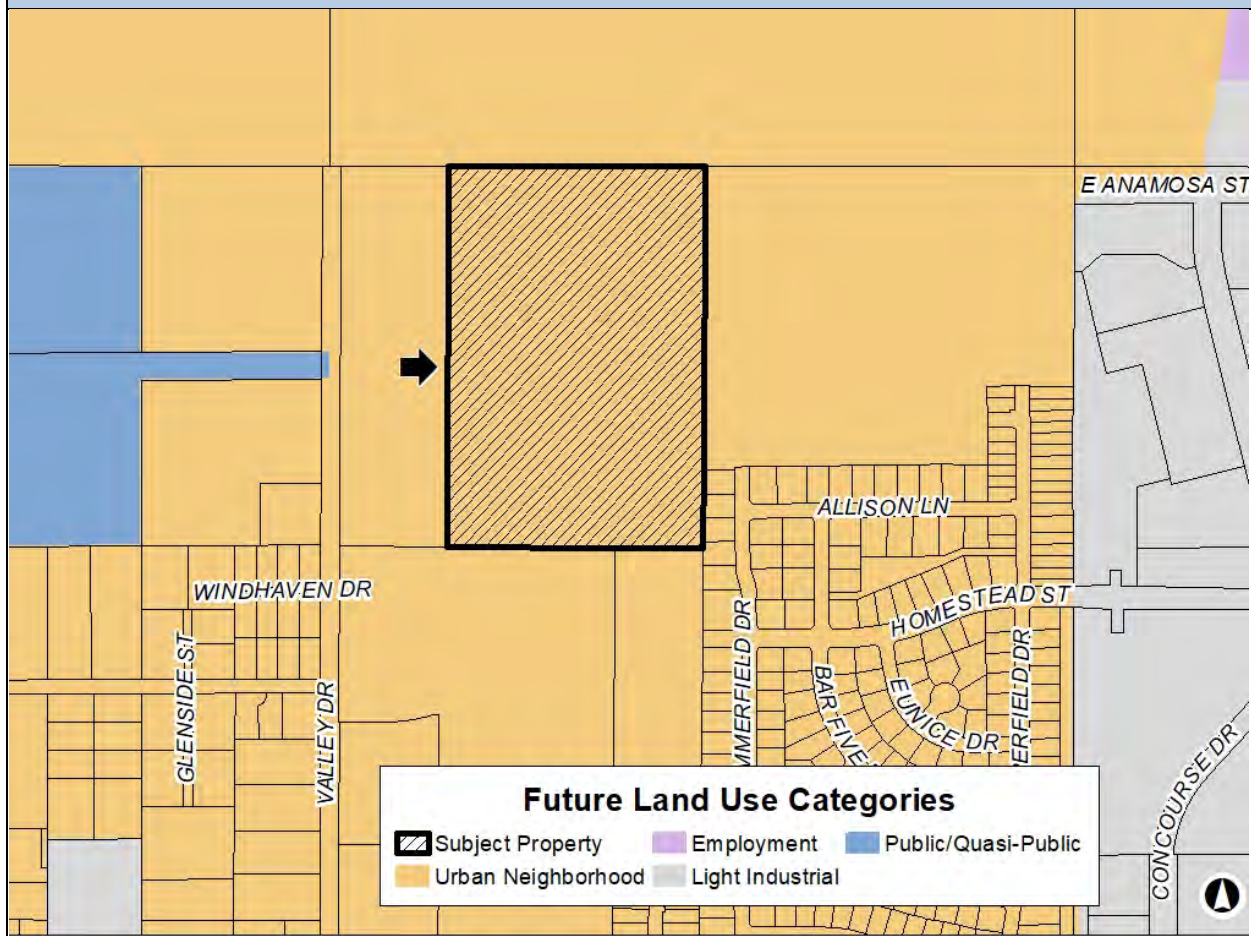
Zoning Map



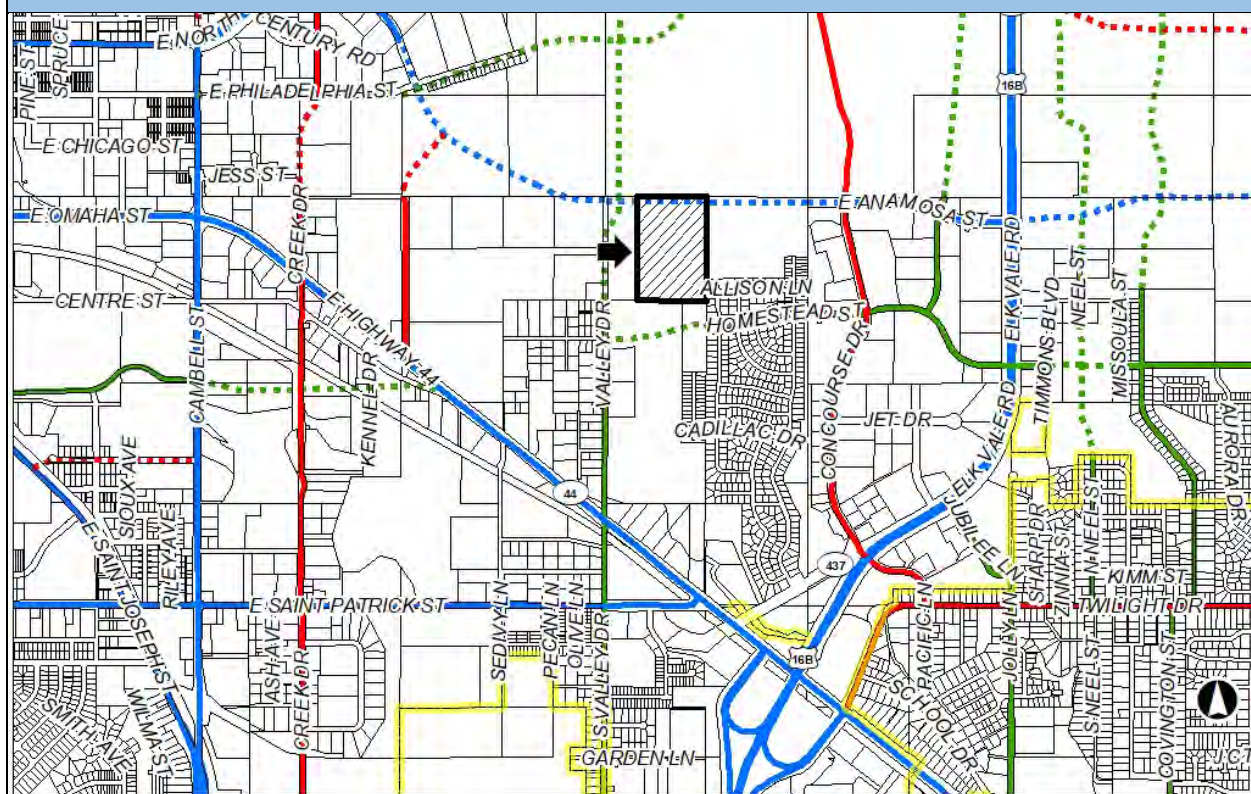
Existing Land Uses



Comprehensive Plan Future Land Use



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
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	28.26 acres or 1,231,006 square feet	
Lot Frontage / Lot Width	50 feet	1324 feet	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:		N/A	
• 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 approximately 28.26 acres in size and is part of a larger 38.58 acre parcel zoned General Agricultural District. The applicant intends to rezone the subject property to Medium Density Residential District to promote future residential growth in the neighborhood. The City's Future Land Use Plan identifies the subject property as Urban Neighborhood, within which Medium Density Residential District is an appropriate zoning designation.
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 designation. The proposed Rezoning request is in compliance with the City's Comprehensive 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 proposed Rezoning request is in compliance with the City's Future Land Use Plan.
4. The proposed amendments shall be consistent with and not in conflict with the development plan	The current Future Land Use designation of the property is Urban Neighborhood, which identifies Medium Density Residential District as an appropriate zoning designation.

of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	The proposed Rezoning request is in compliance with the City's Comprehensive 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
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BPG-1.1A:	Compact Growth: The proposed Rezoning request of the subject property will encourage future residential development in an emerging residential neighborhood within the City.
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	A Vibrant, Livable Community
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LC-2.1A	Targeted Residential Growth: The proposed Rezoning request will promote future residential growth in the surrounding neighborhood.
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	A Safe, Healthy, Inclusive, and Skilled Community
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	N/A
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	Efficient Transportation and Infrastructure Systems
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T1-2.1A	Major Street Plan Integration: The subject property is currently accessed via a Homestead Street, which is identified as a Collector Street on the City's Major Street Plan. Future Platting of the property will require that East Anamosa Street be constructed to City design standards for a Principal Arterial Street to serve as additional access to the property.
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	Economic Stability and Growth
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	N/A
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	Outstanding Recreational and Cultural Opportunities
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	N/A
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	Responsive, Accessible, and Effective Governance
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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

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

SDP-N6	Residential Infill and Development: The proposed Rezoning request is consistent with the residential character of the surrounding properties in the neighborhood and promotes infill development.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed Rezoning request will encourage future residential growth in the neighborhood.
Findings	
<p>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 City's Comprehensive Plan for the neighborhood and does not appear to cause any adverse impact to surrounding land uses. The proposed Rezoning request will encourage future residential growth in the neighborhood and is in compliance with the City's Future Land Use Plan. As such, staff recommends that the Rezoning request be approved.</p>	
Staff Recommendation	
<p>Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Medium Density Residential District.</p>	