

Rapid City Planning Commission

Rezoning Project Report

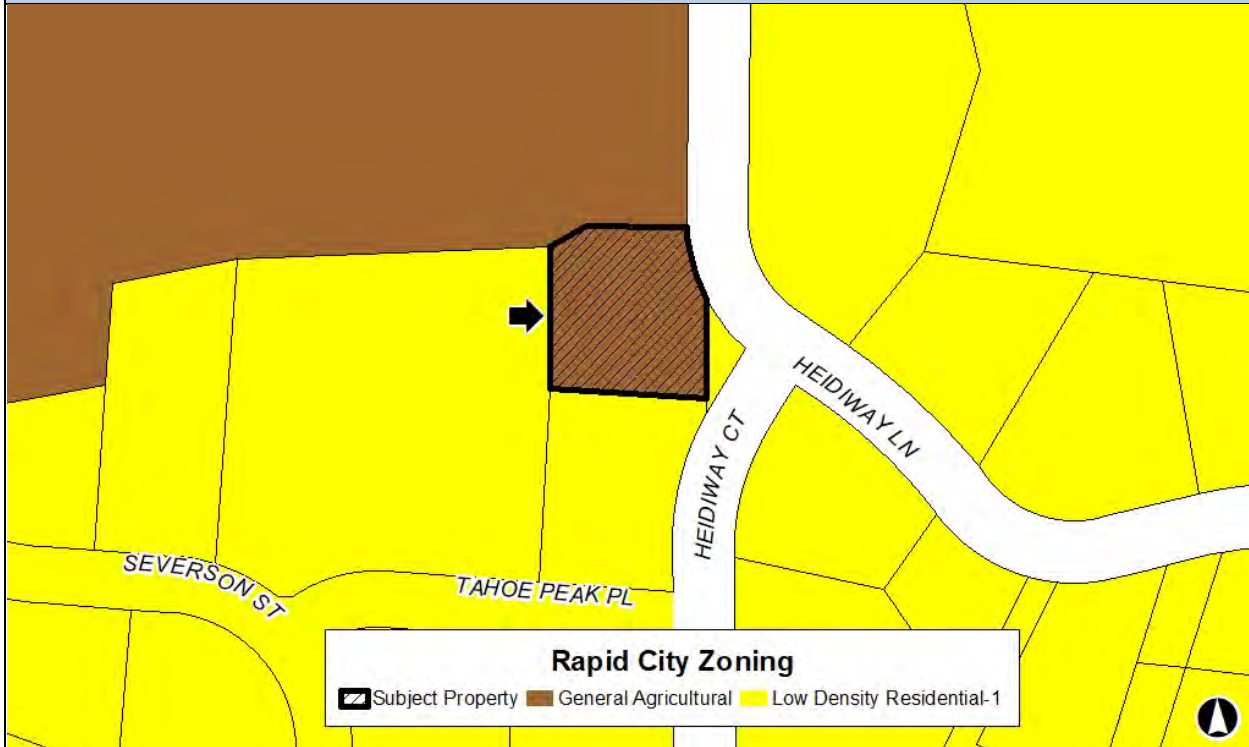
January 9, 2020

Item #5	
Applicant Request(s)	
Case #19RZ043 – Rezoning request from General Agricultural District to Low 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 Low Density Residential District.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a 0.70 acre parcel of land from General Agricultural District to Low Density Residential District for development as a future single-family residence. The subject property is part of a larger parcel of land 19.17 acres in size. On November 18, 2019, the Rapid City Council approved a Preliminary Subdivision Plan application for the subject property to create a single 0.70 acre residential lot for future residential development. As part of the platting process, the applicant will be required to extend public water and sewer mains across the entire frontage of the property to adequately serve future residential development on the lot.</p> <p>The City's Future Land Use Plan identifies the subject property as Low Density Neighborhood, which lists Low Density Residential District as an appropriate zoning designation. As such, the Rezoning request is in compliance with the City's Future Land Use Plan for the property and surrounding neighborhood.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Keiz Larson	Planner: John Green
Property Owner: Nancy Dunham	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Intersection of Heidiway Court and Heidiway Lane
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Section 16, T1N, R7E
Land Area	0.7 acres or 30,492 square feet
Existing Buildings	None
Topography	Relatively level
Access	Heidiway Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

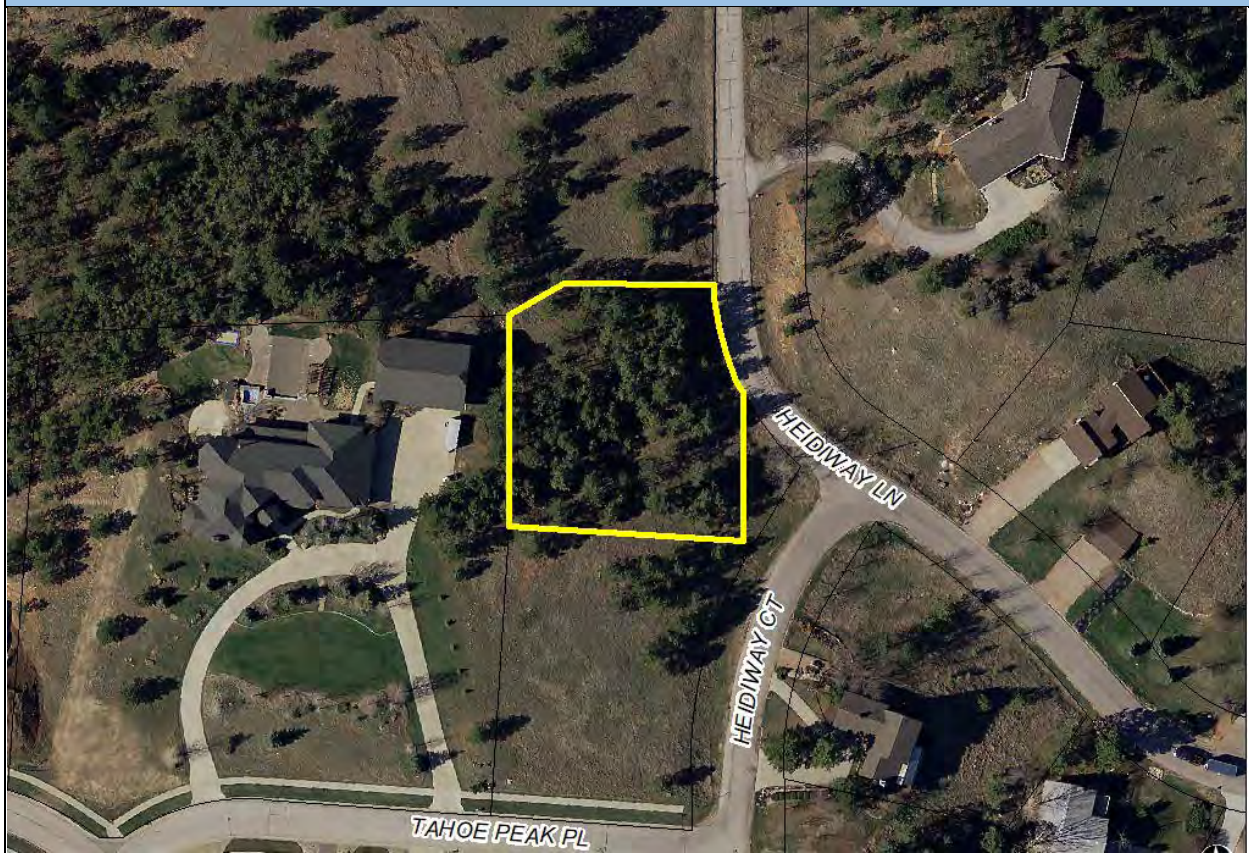
Subject Property and Adjacent Property Designations

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

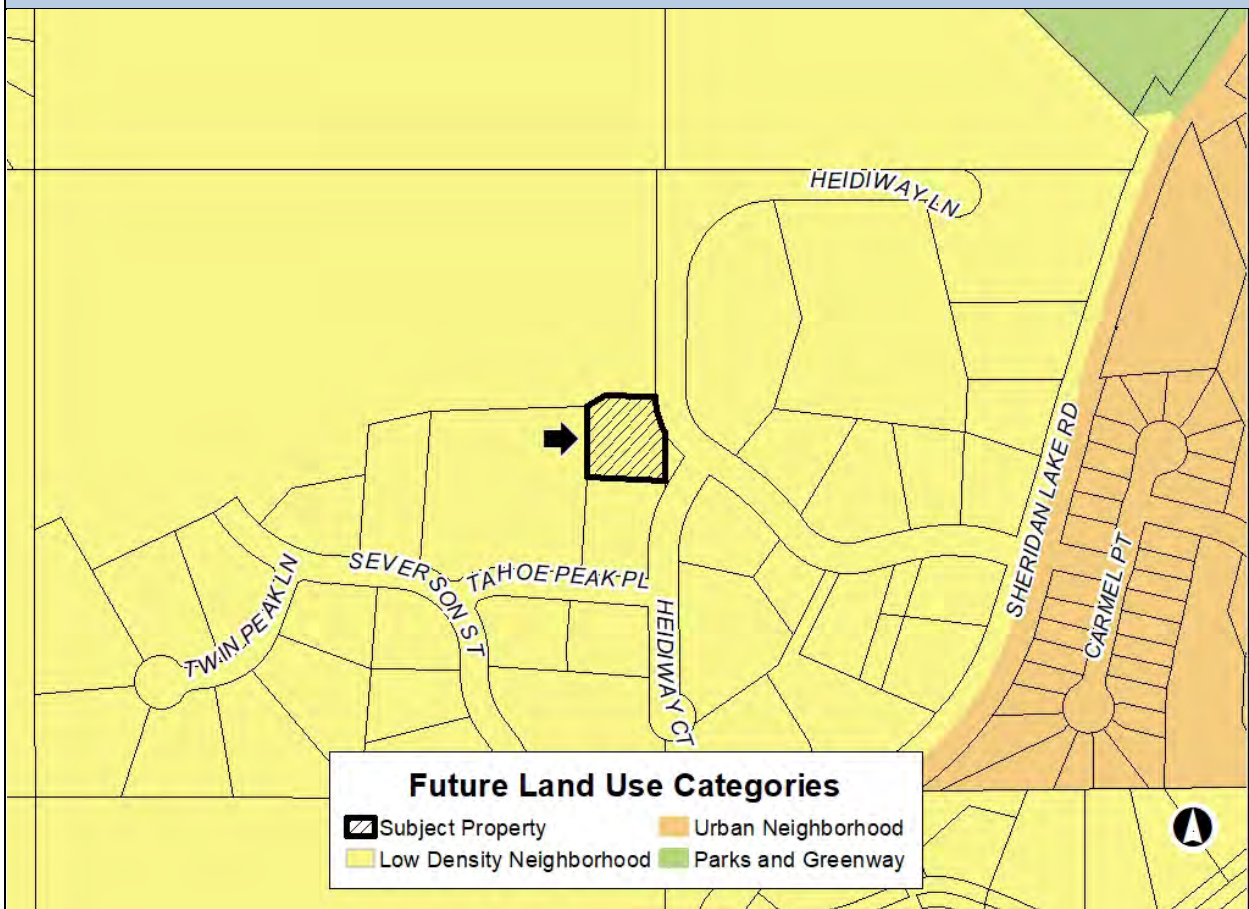
Zoning Map



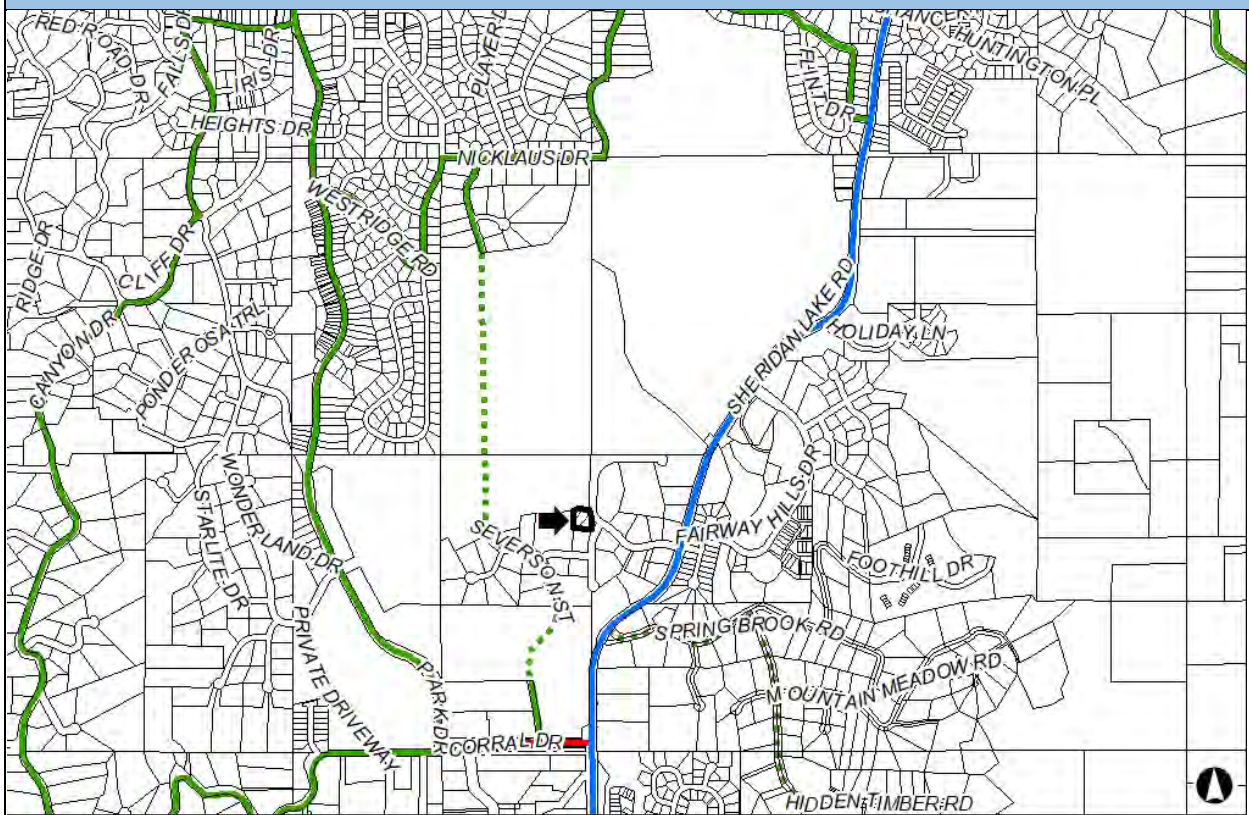
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

Subject Property
 Collector
 Minor arterial
 Principal arterial
 Proposed collector

Relevant Case History			
Case/File#	Date	Request	Action
19PL089	10/10/19	Preliminary Subdivision Plan	PC approved 11/7/19 CC approved 11/18/19
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	0.7 acres or 30,492 square feet	
Lot Frontage / Lot Width	50 feet	Approximately 115 feet	
Maximum Building Heights	2 ½ stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:		N/A	
• Front	20 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 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	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 0.7 acres in size and is part of a larger 19.18 acre parcel zoned General Agricultural District. On November 18, 2019, the Rapid City Council approved a Preliminary Subdivision Plan application (File# 19PL089) to create a single 0.7 acre transferable lot, with the remainder of the property identified as an unplatted balance. The applicant intends to rezone the subject property to Low Density Residential District to develop the property for a single-family residence in the future. The City's Future Land Use Plan identifies the subject property as Low Density Neighborhood, within which Low Density Residential District is an appropriate zoning designation. The subject property is currently accessed via Heidiway Lane.
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, which identifies Low 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 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 identifies Low Density Residential District as an appropriate zoning designation. The proposed Rezoning request is in compliance with the City's Comprehensive Plan.

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 development in a residential neighborhood within the City.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth: The proposed Rezoning request will promote future residential growth in the surrounding neighborhood.
	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 accessed via Heidiway Lane, which is identified as a Local Street.
	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

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

SDP-N	Residential Infill and Development: The proposed Rezoning request represents residential infill of an existing neighborhood near Sheridan Lake Road.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
SLR-NA1.1B	Residential Growth: The proposed Rezoning request will encourage future residential growth in the neighborhood.
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 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 create a single lot that can support single-family residential uses in the future. As such, staff recommends that the Rezoning request be approved.	
Staff Recommendation	
Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Low Density Residential District.	