

Rapid City Planning Commission

Rezoning Project Report

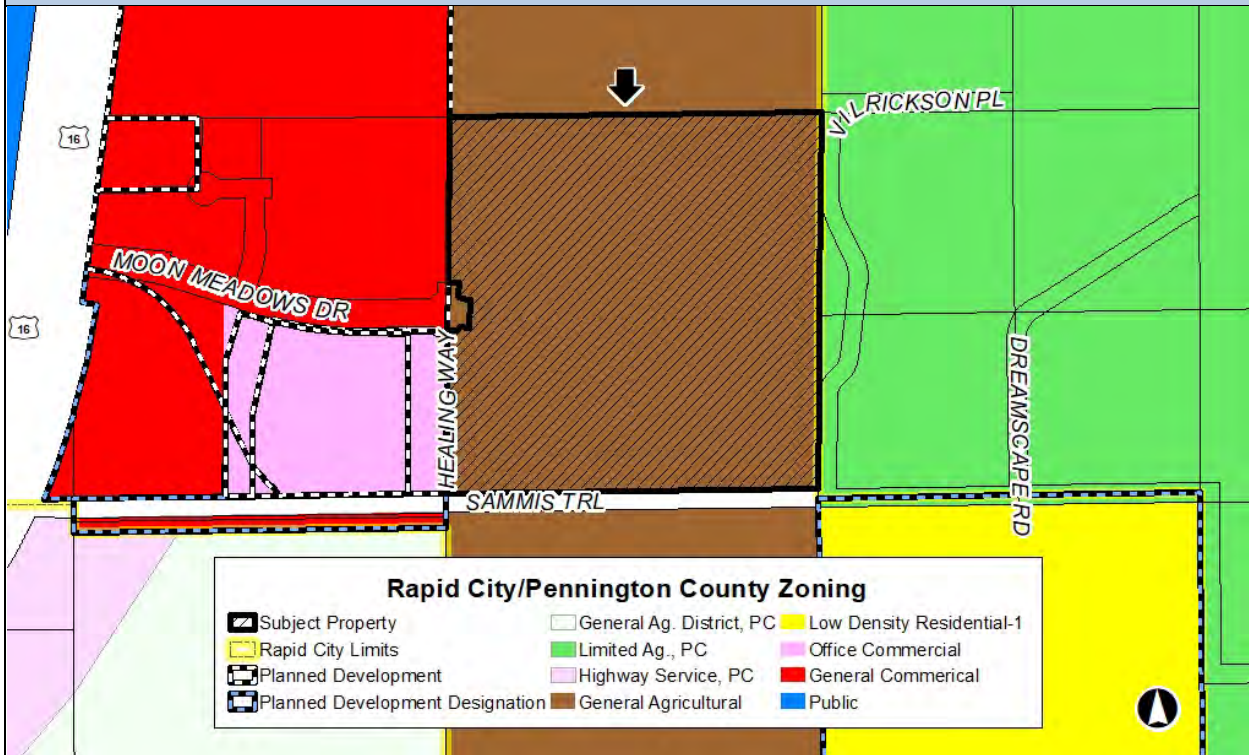
March 5, 2020

Item #6	
Applicant Request(s)	
Case #19RZ045 – 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 in conjunction with approval of the associated Initial Planned Development Overlay application (File# 20PD002).	
Project Summary Brief	
<p>(Update February 26, 2020: All revised and/or added text is shown in bold) This application was continued from the January 23rd, 2020 Planning Commission meeting in order to be heard concurrently with the associated Initial Planned Development Overlay request to allow a senior living facility on the subject property. No other portion of this report has been changed. The applicant has submitted a Rezoning request to rezone a parcel of land from General Agricultural District to Medium Density Residential District. The subject property is 39.76 acres in size and is located at the eastern terminus of Moon Meadows Drive. The City’s Future Land Use Plan currently lists the property as Low Density Neighborhood, which does not support Medium Density Residential District as an appropriate zoning designation. However, Future Land Use Planning Staff met to discuss the application and have indicated that due to the existing and proposed land uses in the surrounding neighborhood, a staff sponsored amendment to the Future Land Use Plan is appropriate to change the Future Land Use Designation from Low Density Neighborhood to Urban Neighborhood for the subject property. In particular, the proposed Rezoning request and subsequent amendment to the Future Land Use Plan will allow additional multi-family developments in the neighborhood, including the proposed development of a senior care facility. The resulting change in the Future Land Use Plan would allow for Medium Density Residential District as an appropriate zoning district for the property. Therefore, the requested Rezone will be in compliance with an upcoming City sponsored amendment to the Future Land Use Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Cory Back for SLH Holdings, LLC	Planner: John Green
Property Owner: First Christian Church of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	At the eastern terminus of Moon Meadows Drive
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Section 35, T1N, R7E
Land Area	39.76 acres or 1,731,946 square feet
Existing Buildings	None
Topography	Rises 50 feet from east to west
Access	Future extension of Moon Meadows Drive / Sammis Trail / Healing Way
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

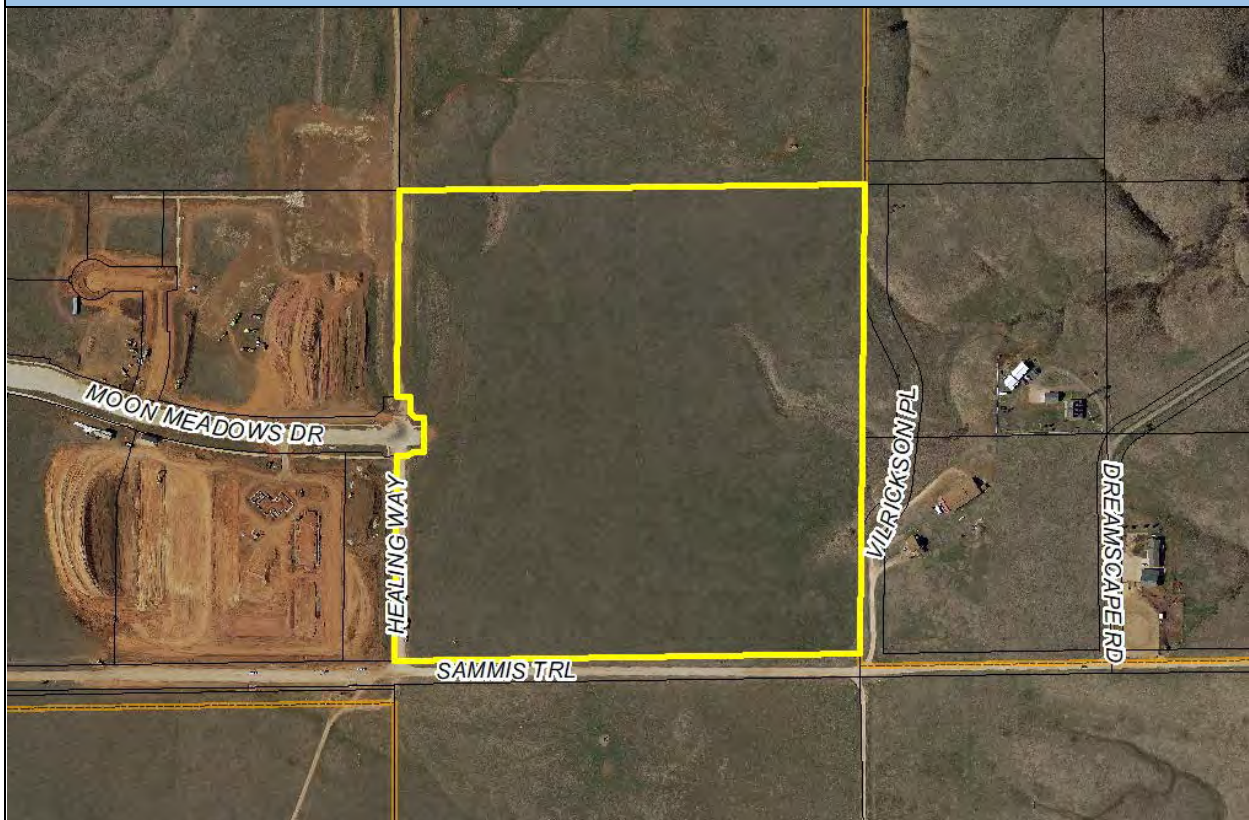
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Vacant
Adjacent North	GA	LDN	Vacant
Adjacent South	GA	LDN	Vacant
Adjacent East	Penn.County-LA	LDN	Single-family Dwellings
Adjacent West	GC/OC-PD	MUC	Vacant/Apartments

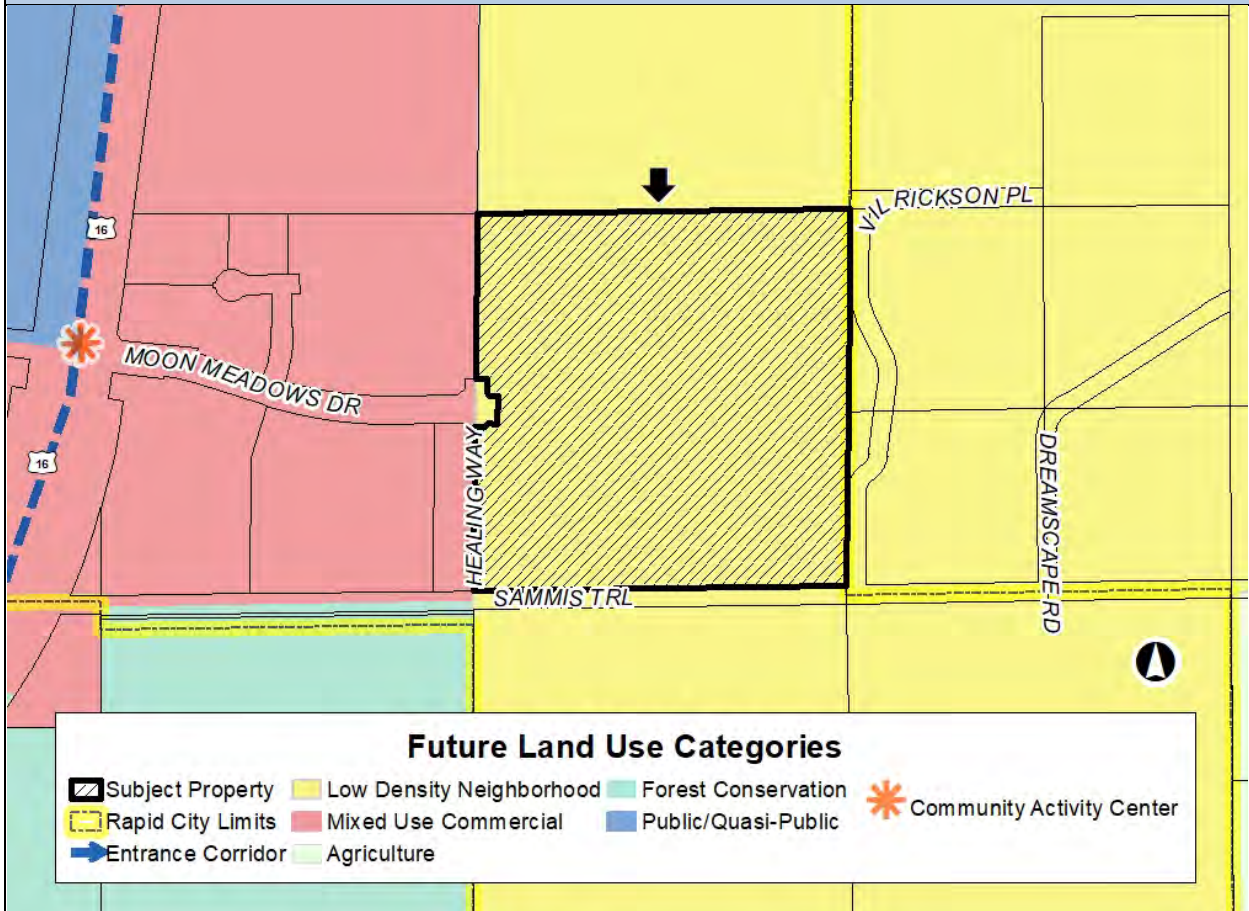
Zoning Map



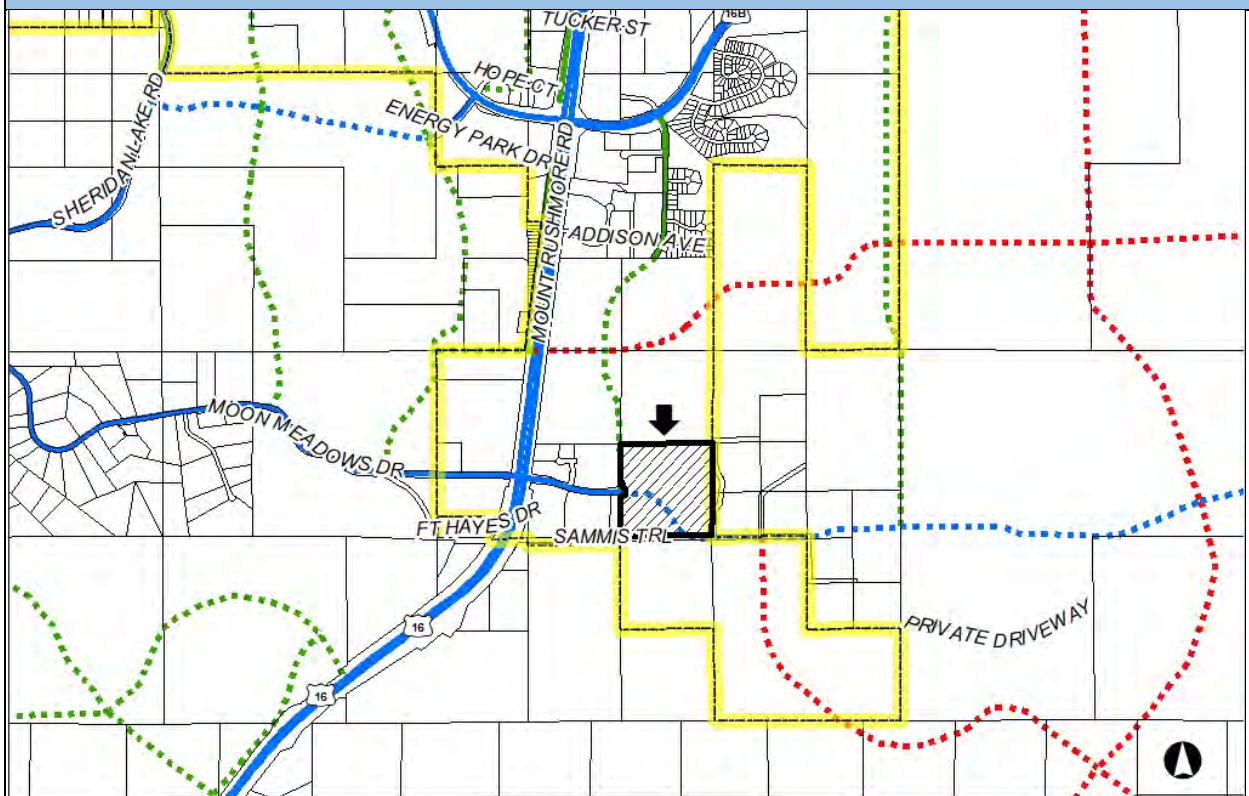
Existing Land Uses



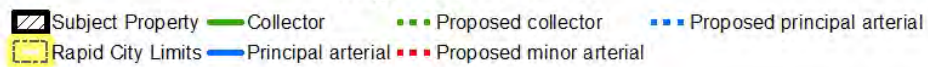
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	181,500 square feet (Phase One) 646,500 square feet (All Phases)	39.76 acres or 1,731,946 square feet	
Lot Frontage / Lot Width	100 feet	Approximately 1,337 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 / 12 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 39.76 acres in size and is zoned General Agricultural District. The applicant intends to rezone the subject property to Medium Density Residential District to develop the property as a senior care facility and future multi-family residential uses. Senior living facilities and multi-family residential uses are permitted uses within the Medium Density Residential District. The applicant has submitted an Initial Planned Development Overlay application (File# 20PD002) to be heard concurrently with this rezoning request. Specifically, the applicant intends to construct a 121-unit senior living facility and a maximum of 100 independent senior living townhomes as part of a multi-phase development project.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently lists the property as Low Density Neighborhood, which does not list Medium Density Residential District as an appropriate zoning designation. Based on the existing and proposed land uses within the area and the location of the property, Future Land Use Planning Staff supports changing the Future Land Use Plan to Urban Neighborhood and will initiate the amendment to the Future Land Use Plan when completing



	the next periodic update to the map. Urban Neighborhood identifies Medium Density Residential District as an appropriate zoning district. With this in mind, rezoning the property as proposed will be in compliance with the City's Comprehensive Plan once the amendment is approved by City Council.
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 will be in compliance with City sponsored amendments to 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 City's Future Land Use Plan currently lists the property as Low Density Neighborhood, which does not list Medium Density Residential District as an appropriate zoning designation. Based on the existing and proposed land uses within the area and the location of the property, Future Land Use Planning Staff supports changing the Future Land Use Plan to Urban Neighborhood and will initiate the amendment to the Future Land Use Plan when completing the next periodic update to the map. Urban Neighborhood identifies Medium Density Residential District as an appropriate zoning district. With this in mind, rezoning the property as proposed will be in compliance with the City's Comprehensive Plan once the amendment is approved by City Council.

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 in an emerging neighborhood with access to Mount Rushmore Road.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth Areas: The proposed Rezoning request will encourage future residential growth within the Urban Services Boundary of the City.
	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 on the east via Moon Meadows Drive and Healing Way, which are identified as a Principal Arterial Street and Collector Street, respectively, on the City's Major Street Plan. The property is also accessed on the south via Sammis Trail, which is a Local Street. The applicant should be aware that future platting of the subject property will require improving all existing and proposed street frontage to City Design standards.
	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):	Urban Neighborhood
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Design Standards:

SDP-N1	Mix of Housing Types: The proposed Rezoning request will encourage future multi-family growth to serve the surrounding residential neighborhood.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	U.S. Highway 16 Neighborhood Area
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Neighborhood Goal/Policy:

US16-NA1.1A	Residential Growth: The proposed Rezoning request will encourage future multi-family residential growth near U.S. Highway 16 in an emerging neighborhood of the City.
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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 will be in compliance with the City sponsored amendment to the Comprehensive Plan for the neighborhood once approved by City Council. The proposed Rezoning request will create a single residential lot that can be developed as a senior living facility or multi-family residential uses in the future. As such, staff recommends that the Rezoning request be approved in conjunction with approval of the associated Initial Planned Development Overlay application (File# 20PD002).

Staff Recommendation

Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Medium Density Residential District **in conjunction with approval of the associated Initial Planned Development Overlay application (File# 20PD002).**