



Rapid City Planning Commission

Rezoning Project Report

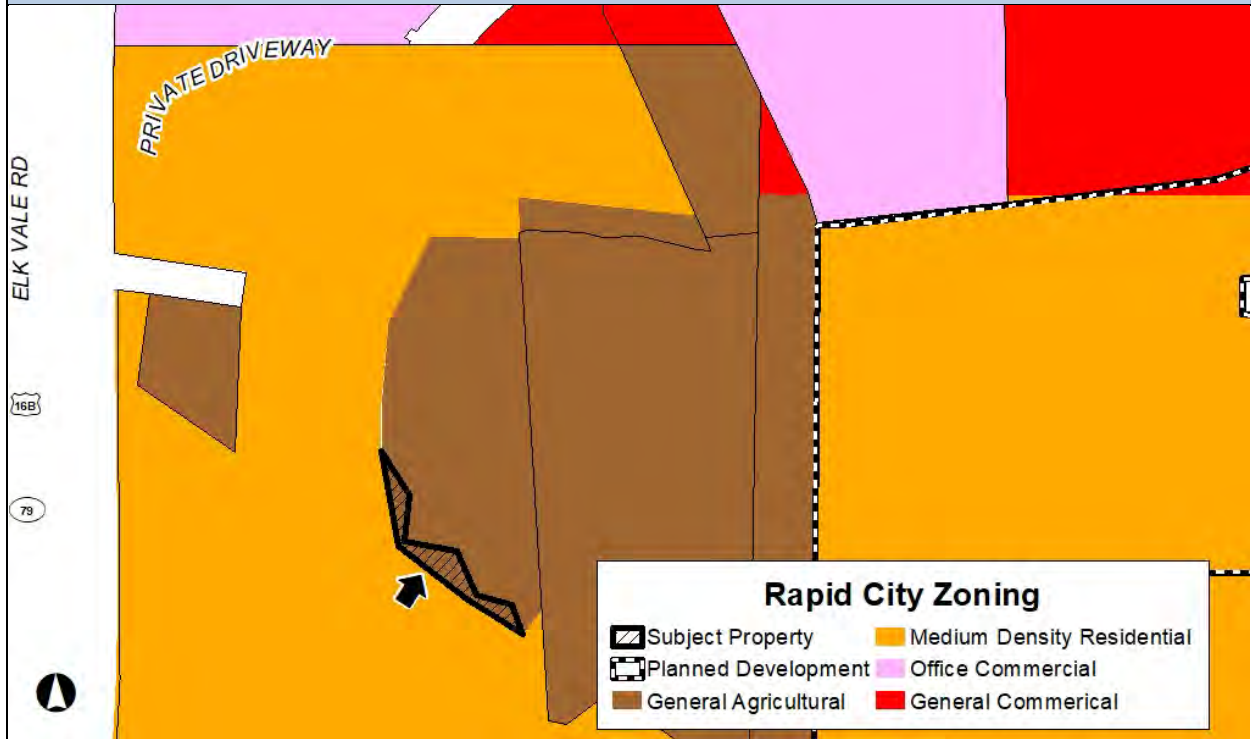
March 5, 2020

Item #5	
Applicant Request(s)	
Case #20RZ011 – Rezoning request from General Agricultural District to Medium Density Residential District	
Companion Case(s) # 20RZ010 - Rezoning request from General Agricultural District to Medium Density Residential District; #19PL107 – Development Engineering Plans	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Medium Density Residential District for a parcel of land approximately 12,941 square feet in size. The applicant has also submitted a Rezoning request (File #20RZ010) for a parcel of land measuring 15,719 square feet in size from General Agricultural District to Medium Density Residential District located north of the subject property. A Development Engineering Plan (File #19PL107) has also been submitted to create two lots. The two Rezoning requests are dis-contiguous but a part of a larger proposed lot. Currently, the property is void of structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream LLC	Planner: Fletcher Lacock
Property Owner: Yasmeen Dream LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Located southeast of the current termination of Jaffa Garden Way
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Orchard Meadows
Land Area	12,941 square feet
Existing Buildings	Void of structural development
Topography	N/A
Access	Jaffa Garden Way
Water Provider	RVSD
Sewer Provider	RVSD
Electric/Gas Provider	West River Electric Association
Floodplain	Federally Designated 500-year Floodplain

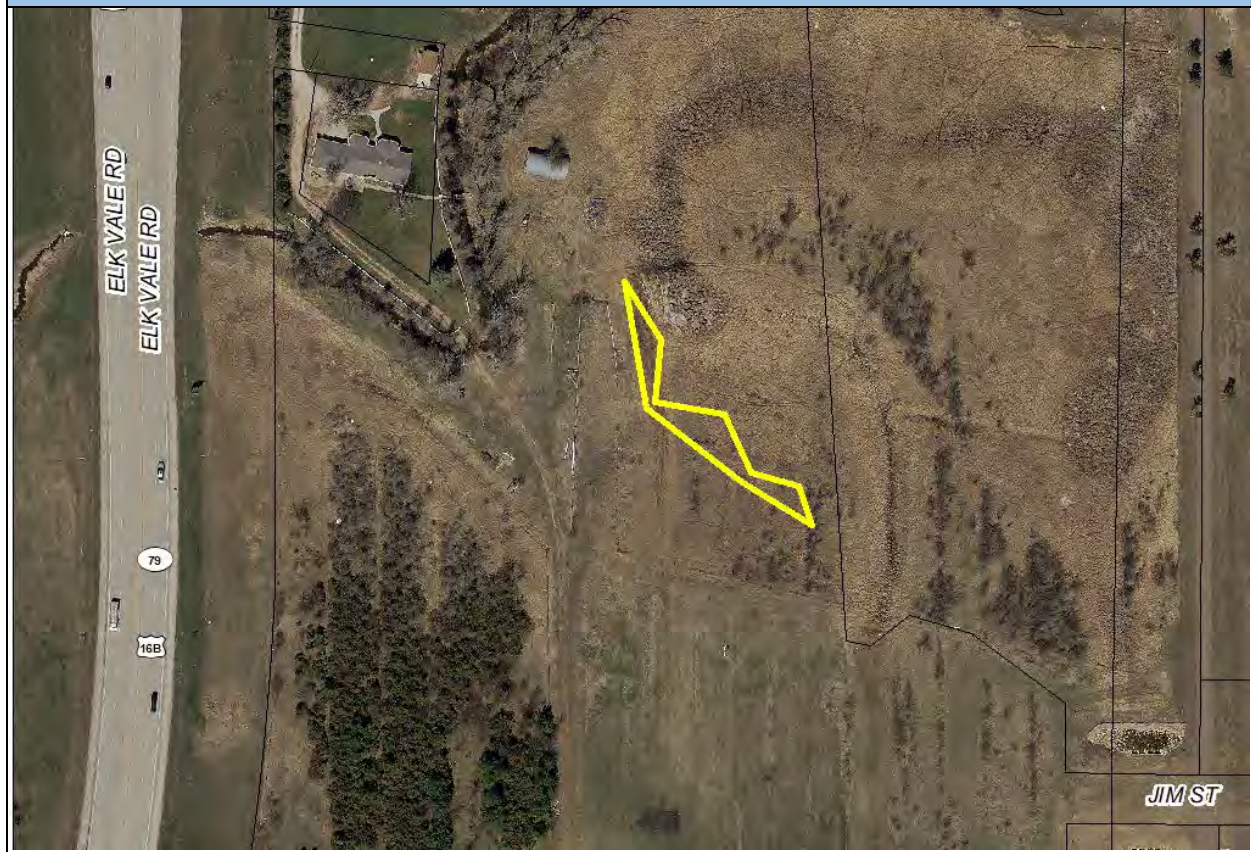
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	EC / Future Parks	No structural development
Adjacent North	GA	EC / Future Parks	No structural development
Adjacent South	MDR	EC / Future Parks	No structural development
Adjacent East	GA	EC / Future Parks	No structural development
Adjacent West	MDR	EC / Future Parks	No structural development

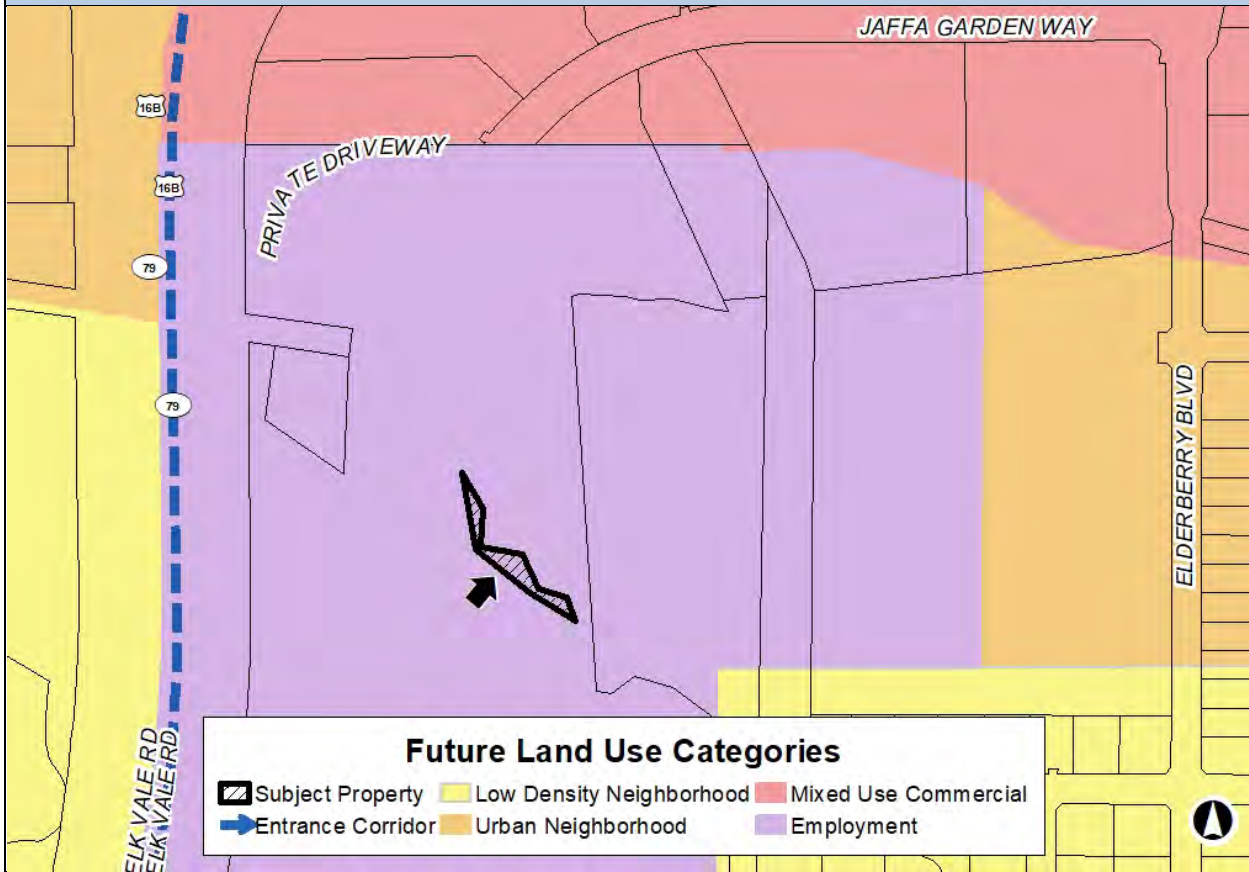
Zoning Map



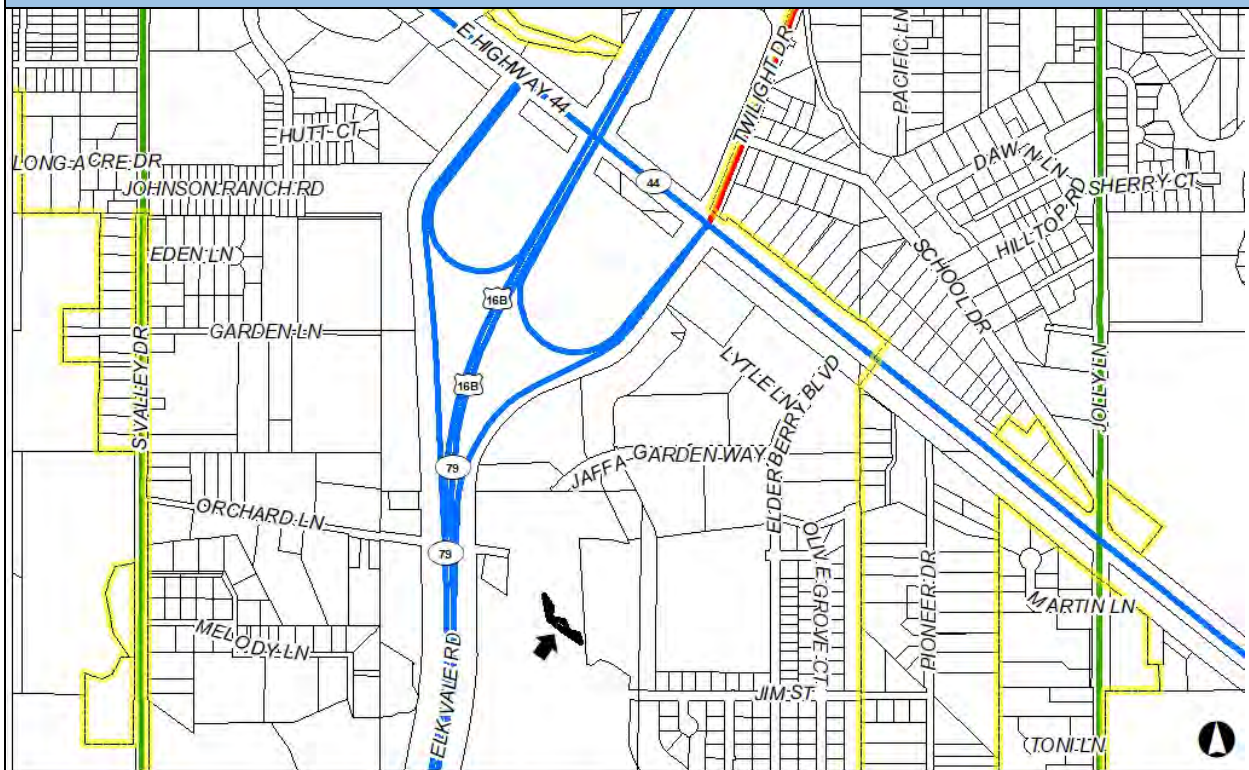
Existing Land Uses



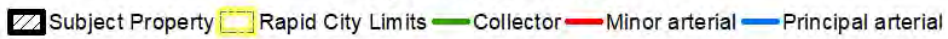
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
19PL004	03/04/2019	Preliminary Subdivision Plan	City Council approved
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	12,941 square feet	
Lot Frontage / Lot Width	N/A	N/A	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 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.	On March 4, 2019, the City Council approved a Preliminary Subdivision Plan (File #19PL004) to create two lots as a part of Orchard Meadows No. 2. Currently, a Development Engineering Plan (File #19PL107) is under review for the two lots. This proposed Rezoning request and the associated Rezoning (File #20RZ010) are for portions of the proposed Lot 1 where the remainder of the lot is currently zoned Medium Density Residential District.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Plan designation of the property is Employment Center. Based on the proposed Rezoning and the existing zoning in the area, a future periodic Comprehensive Plan update will include changing the future land use of the subject property from Employment Center to Urban Neighborhood. As such, the proposed Rezoning request will be in compliance with the Comprehensive Plan once the City's periodic update is completed.
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 consistent with the existing zoning in the area. It does not appear that the proposed amendment will have an adverse effect.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its	As noted above, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Employment Center to Urban Neighborhood.

elements, major road plan, land use plan, community facilities plan and others.	
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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-3.1B	Future Land Use Flexibility: The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Employment Center to Urban Neighborhood.
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	A Vibrant, Livable Community
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	N/A
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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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	N/A
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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):	Employment Center / Future Parks
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Design Standards:

N/A	As noted previously, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the property to Urban Neighborhood.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The proposed Rezoning request supports the Comprehensive Plan goal of promoting residential growth in the Southeast Connector Neighborhood Area.

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 applicant is proposing to Rezone the subject property from General Agricultural District to Medium Density Residential District. Upon review of this request, staff supports changing the future land use designation of the property to Urban Neighborhood, including the adjacent property. The Comprehensive Plan also supports residential growth in the Southeast Connector Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval
Staff recommends that the Rezoning request be approved.