



Rapid City Planning Commission

Rezoning Project Report

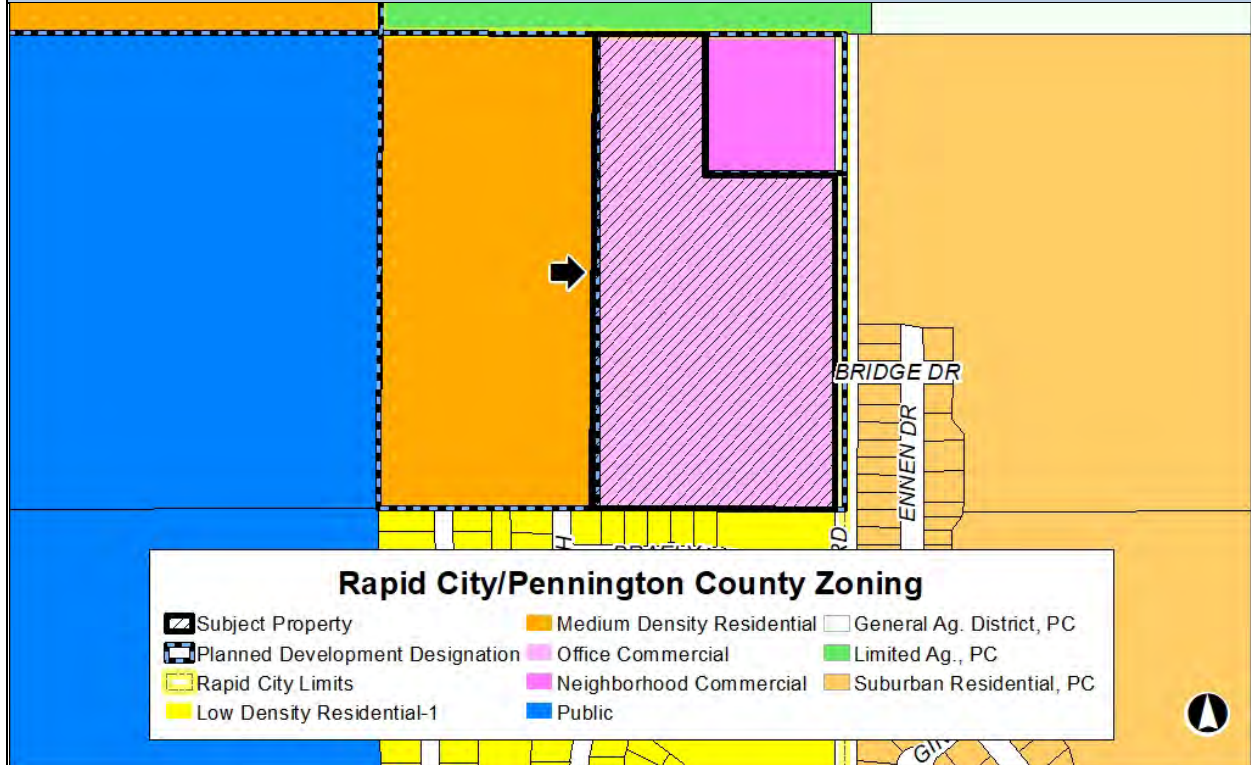
March 26, 2020

Item #6	
Applicant Request(s)	
Case #20RZ015 – Rezoning request from Office Commercial District to Low Density Residential District	
Companion Case(s) #20RZ014 - Rezoning request from Neighborhood Commercial District to Low Density Residential District; #20RZ016 - Rezoning request from Medium Density Residential District to Low Density Residential District; #20PD007 – Revocation of Planned Development Designation	
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 Office Commercial District to Low Density Residential District for a parcel of land approximately 17.8 acres of a 41.16 acre parcel of land. The remaining acreage is currently zoned Neighborhood Commercial District and Medium Density Residential District. The entire property is located within a Planned Development Designation. The applicant has also submitted the following applications:</p> <ul style="list-style-type: none"> • File #20PD007 - Planned Development Designation Revocation; • File #20RZ014 - Rezoning request from Neighborhood Commercial District to Low Density Residential District; and, • File #20RZ016 - Rezoning request from Medium Density Residential District to Low Density Residential District. <p>On October 21, 2019, the City Council approved a Preliminary Subdivision Plan (File #19PL063) for the 41.16-acre parcel to create 93 single-family residential lots, two drainage lots, and a reservoir lot. The proposed Rezoning requests to Low Density Residential District will allow the property to be developed with single-family dwellings.</p>	
Applicant Information	Development Review Team Contacts
Applicant: BFD Development, LLC	Planner: Fletcher Lacock
Property Owner: BFD Development, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Longbranch Civil Engineering, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Located north of the current termination of Haakon Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Hillsview Estates Subdivision
Land Area	17.8 acres
Existing Buildings	Water reservoir and mobile home
Topography	Rises in elevation from west to east
Access	Reservoir Road and Haakon Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

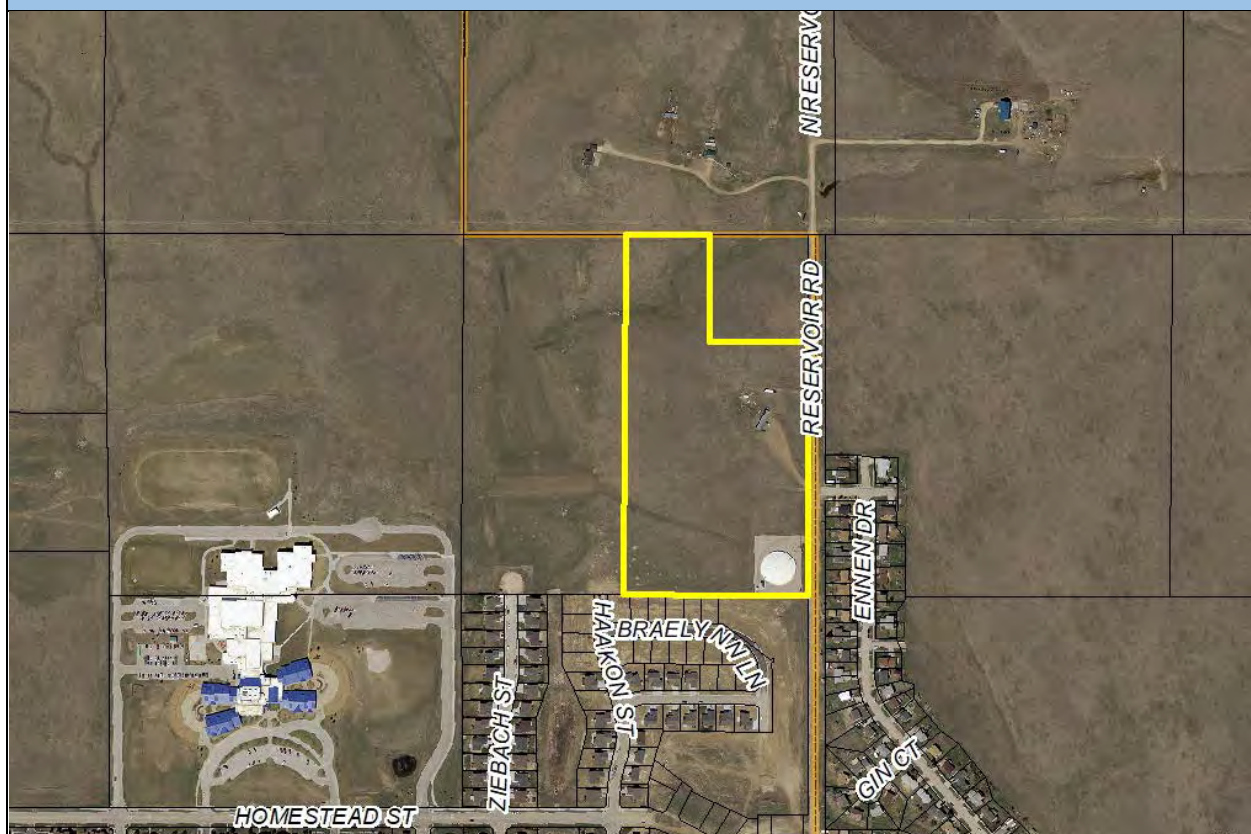
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PDD	UN	Dwelling and reservoir
Adjacent North	County LA and NC-PDD	UN	Dwelling
Adjacent South	LDR	UN	Single-family dwellings
Adjacent East	County SRD	LDN	Single-family dwellings
Adjacent West	MDR-PDD	UN	No structural development

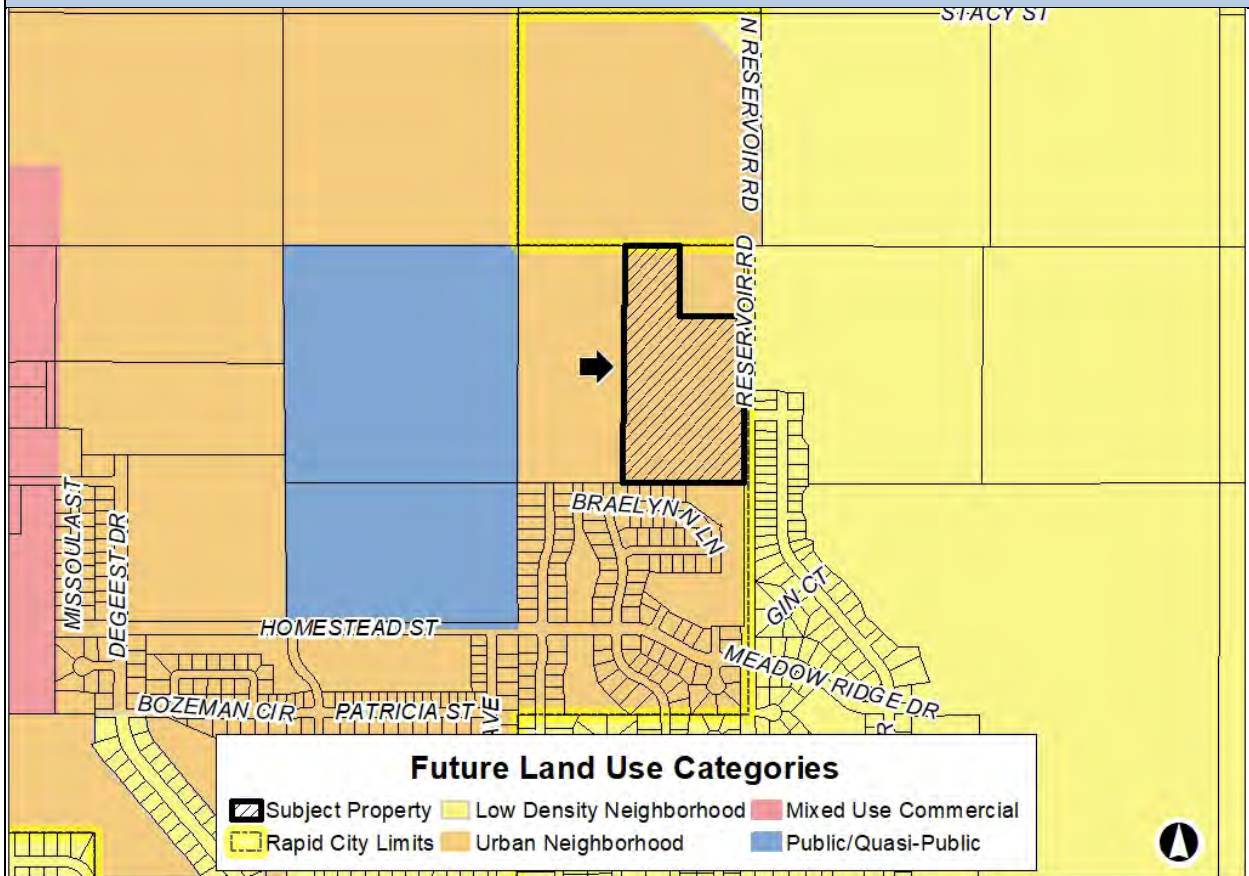
Zoning Map



Existing Land Uses



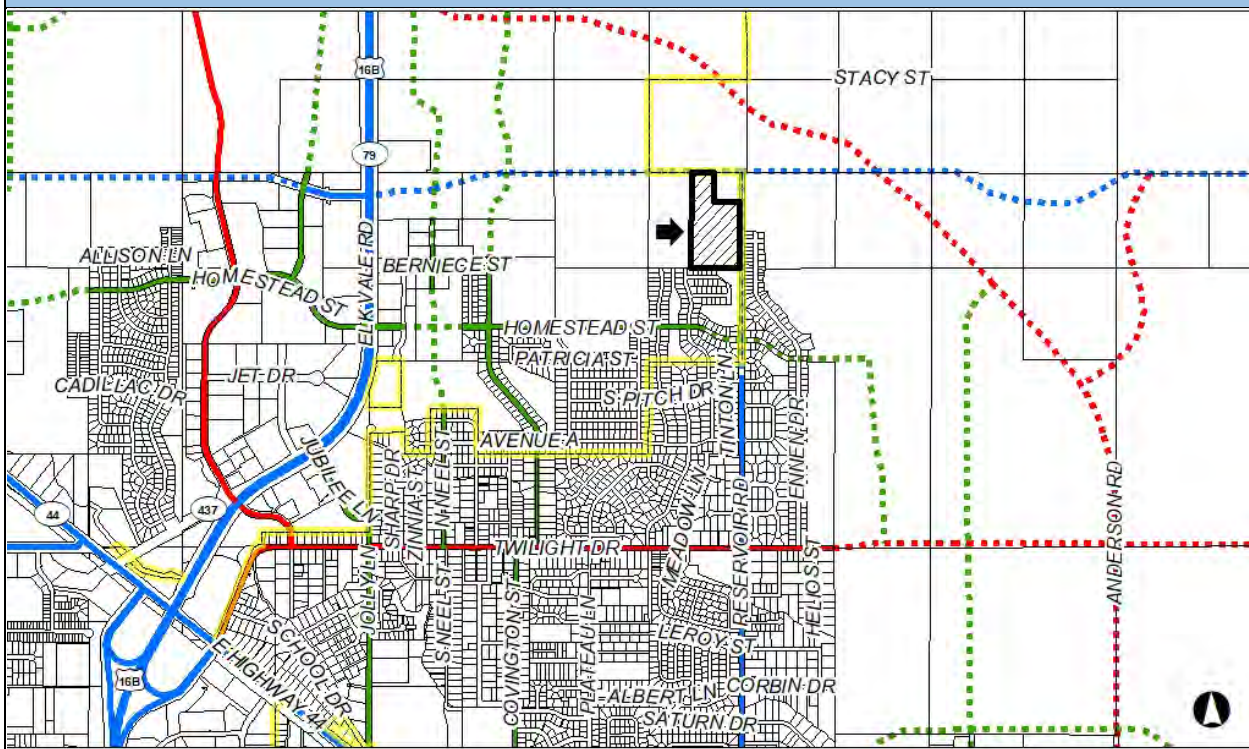
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Mixed Use Commercial
- Rapid City Limits
- Urban Neighborhood
- Public/Quasi-Public

Parks or Transportation Plan










Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Minor arterial
- Proposed collector
- Proposed principal arterial
- Rapid City Limits

Relevant Case History			
Case/File#	Date	Request	Action
19PL063	10/21/2019	Preliminary Subdivision Plan	CC approved
02PD047	11/07/2002	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	17.8 acres	
Lot Frontage / Lot Width	N/A	N/A	
Maximum Building Heights	2½ 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	N/A	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 October 21, 2019, the City Council approved a Preliminary Subdivision Plan (File #19PL036) for the 41.16-acre parcel to create 93 single-family residential lots, two drainage lots, and a reservoir lot. This proposed Rezoning request, the associated Rezoning requests and the Planned Development Designation Revocation are to allow the development of the property with single-family dwellings.
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 Urban Neighborhood. The proposed Rezoning request is in compliance with the 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 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 elements, major road plan, land use plan, community facilities plan and others.	The City Council granted an Exception to waive the requirement to construct Reservoir Road to City Design Standards. With the associated Planned Development Revocation, the applicant should be aware that development of the property must be in compliance with the land area regulations of the Low Density Residential District. A Development Engineering Plan application and a Final Plat must be approved prior to development of the property as proposed.

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-3.1A	Balanced Uses-Rezoning the property as proposed will allow additional housing adjacent to a public school.
 A Vibrant, Livable Community	
	N/A
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Reservoir Road is identified as a Collector Street on the City’s Major Street Plan. The City Council granted an Exception to waive the requirement to construct Reservoir Road to City Design Standards. The associated Preliminary Plan includes internal streets creating access to and through the development.
 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
Design Standards:	
N/A	The proposed Rezoning request supports the development of the area with single-family dwellings which is compatible with existing development to the south.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area

Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed Rezoning request supports the Comprehensive Plan goal of promoting residential growth in the Elk Vale Road 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 Office Commercial District to Low Density Residential District. The associated Rezoning requests and Planned Development Designation Revocation support the development of the property with single-family dwellings. The City Council also approved a Preliminary Subdivision Plan to create 93 single-family residential lots, two drainage lots, and a reservoir lot. The Comprehensive Plan supports residential growth in the Elk Vale Road Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval
Staff recommends approval of the Rezoning request.