



Rapid City Planning Commission Planned Development Project Report

March 26, 2020

Item #4
Applicant Request(s)
Case #20PD007 - Revocation of Planned Development Designation
Companion Case(s) #20RZ014 - Rezoning request from Neighborhood Commercial District to Low Density Residential District; #20RZ015 - Rezoning request from Office Commercial District to Low Density Residential District; #20RZ016 - Rezoning request from Medium Density Residential District to Low Density Residential District;

Development Review Team Recommendation(s)
Staff recommends approval of the Planned Development Designation Revocation in conjunction with the associated Rezoning requests.

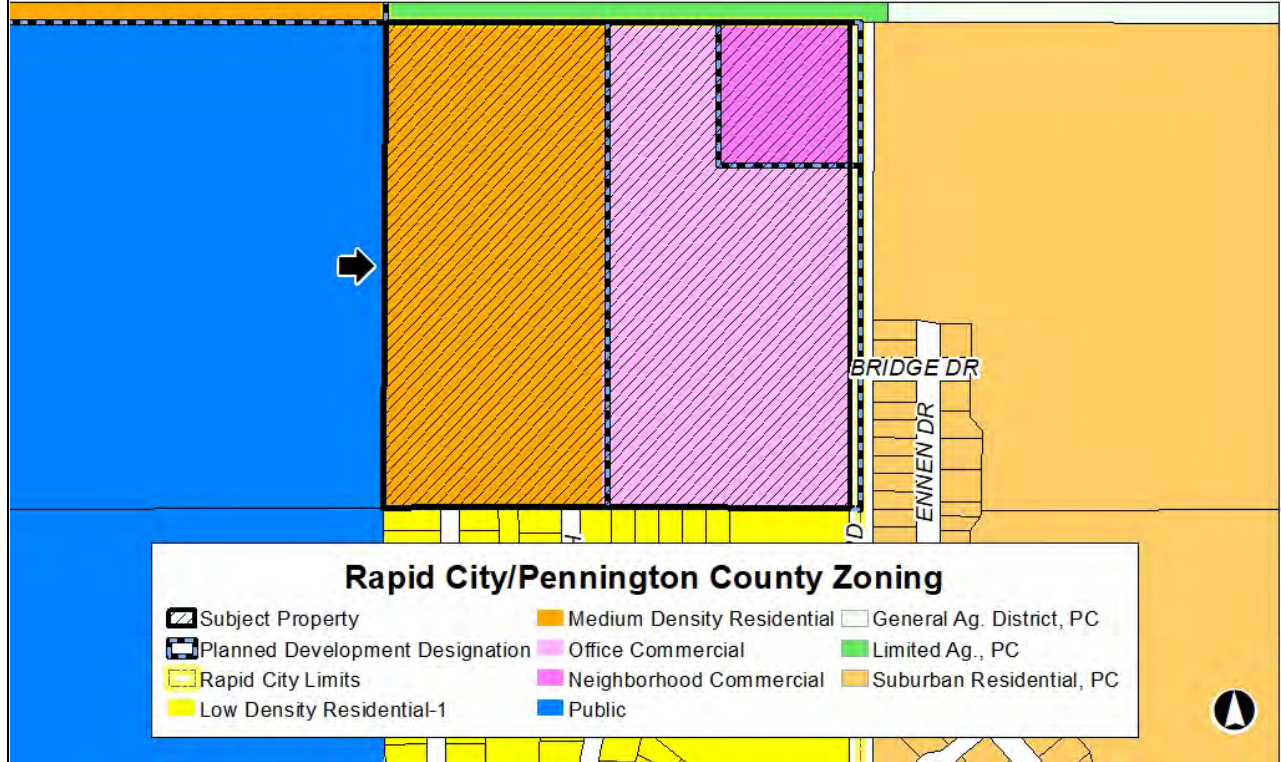
Project Summary Brief
<p>The applicant has submitted a Planned Development Designation Revocation for a parcel of land measuring approximately 41.16 acres in size. The applicant has also submitted the following Rezoning requests for the subject property:</p> <ul style="list-style-type: none"> • File #20RZ014 - Rezoning request from Neighborhood Commercial District to Low Density Residential District; • File #20RZ015 - Rezoning request from Office 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 subject property to create 93 single-family residential lots, two drainage lots, and a reservoir lot. The applicant is requesting the Planned Development Designation Revocation to streamline development and has indicated that all land area regulations shall be met.</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

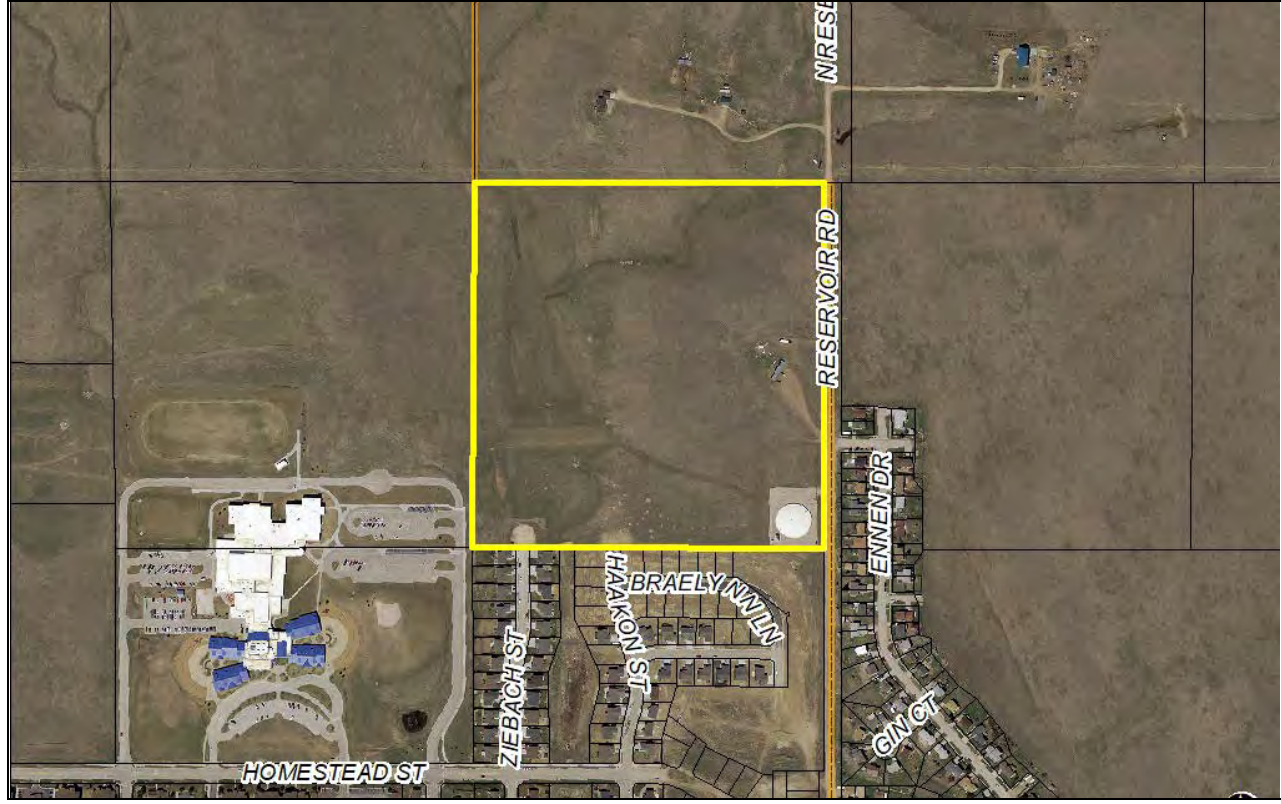
Subject Property Information	
Address/Location	537 Reservoir Road
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Hillsvie Estates Subdivision
Land Area	41.16 acres
Existing Buildings	Dwelling and reservoir
Topography	Variable topography
Access	Reservoir Road, Ziebach Street, and Haakon Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC/MDR/NC-PDD	UN	Dwelling and reservoir
Adjacent North	County LA	UN	Dwelling
Adjacent South	LDR	UN	Single-family dwellings
Adjacent East	County SRD	LDN	Single-family dwellings
Adjacent West	P	P/QP	School

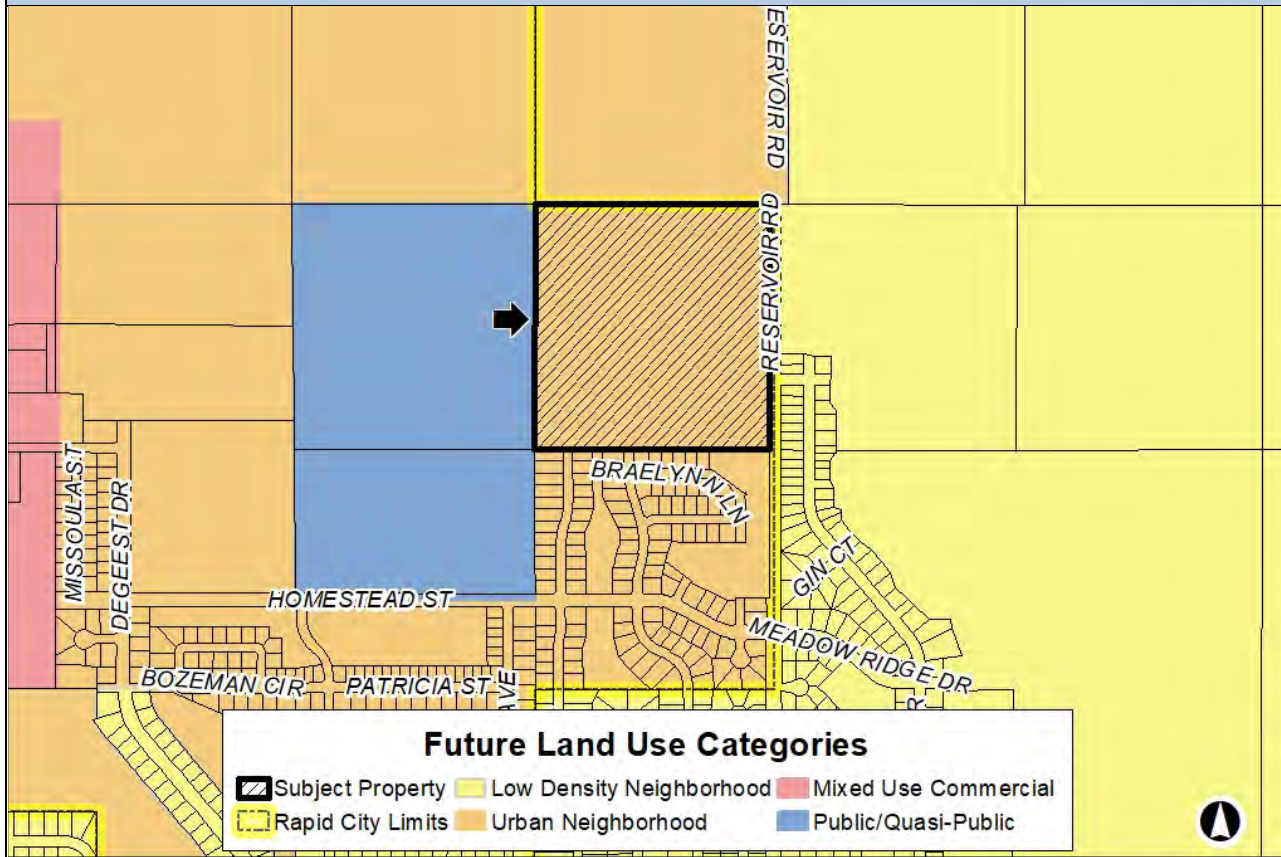
Zoning Map



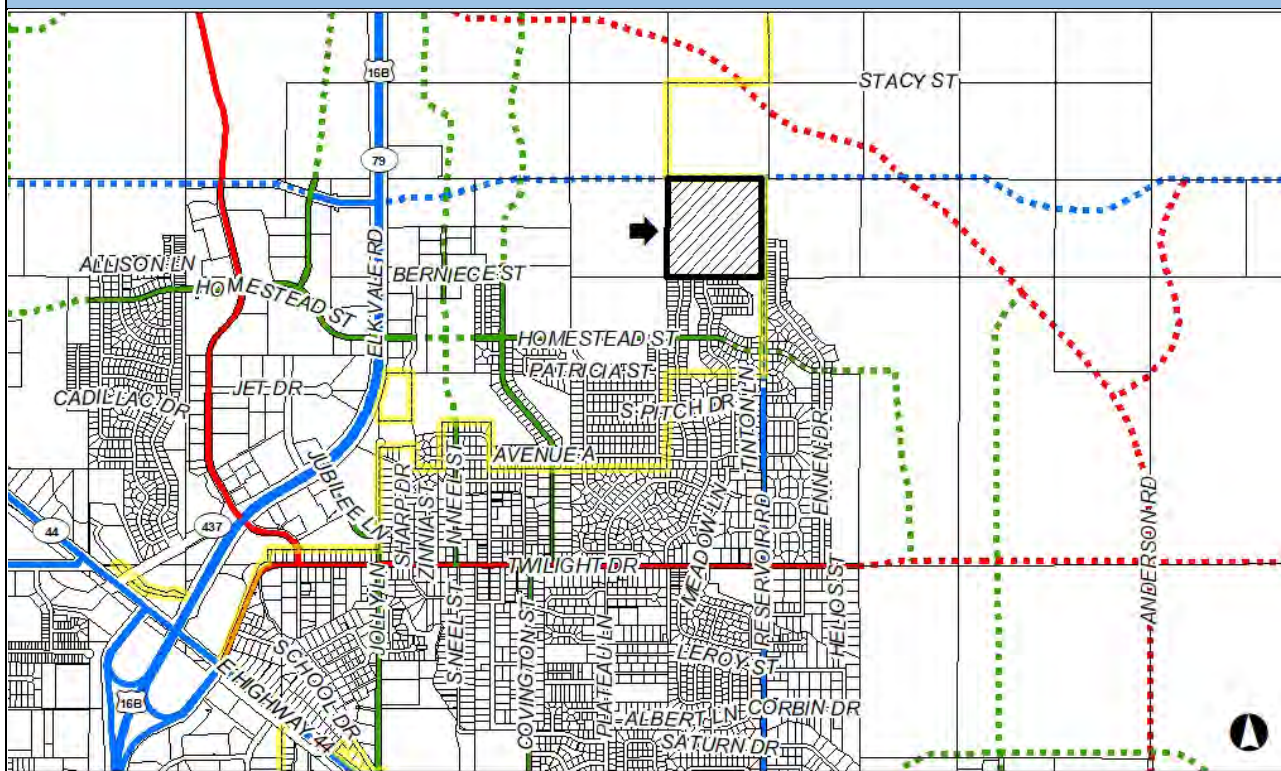
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
19PL063	10/21/2019	Preliminary Subdivision Plan	CC approved
02PD069	12/05/2002	Planned Development Designation	PC approved
02PD048	10/10/2002	Planned Development Designation	PC approved
02PD047	11/07/2002	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
Low Density Residential District		Required	Proposed
Lot Area		N/A	41.16 acres
Lot Frontage		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			
Staff has reviewed the request to revoke the existing Planned Development Designation on the property and has noted the following considerations:			
•	The applicant has also submitted three Rezoning requests to change the zoning to Low Density Residential District. Previously, the City Council approved a Preliminary Subdivision Plan (File #19PL063) to develop the property with single-family dwellings.		
•	Revocation of the Planned Development Designation will require future development of the property to comply with all requirements of the applicable Rapid City Municipal Code, Infrastructure Design Criteria Manual, Rapid City Standard Specifications, International Building Code, International Fire Code, and all other municipal, state, or federal requirements. The applicant has indicated that the property will be developed with single-family dwellings.		
•	The adopted Comprehensive Plan shows these properties as appropriate for Urban Neighborhood development. The proposed Rezoning requests to Low Density Residential District are appropriate in this area. The Planned Development Designation was in place to ensure that previously planned commercial development would be adequately buffered from surrounding low density residential development. The associated Rezoning requests to Low Density Residential District remove any potential conflicts.		
•	The Elk Vale Road Neighborhood Area supports the development of additional housing in this area of the City.		
Staff recommends approval of the Planned Development Designation Revocation in conjunction with the associated Rezoning requests.			