

Rapid City Planning Commission

Rezoning Project Report

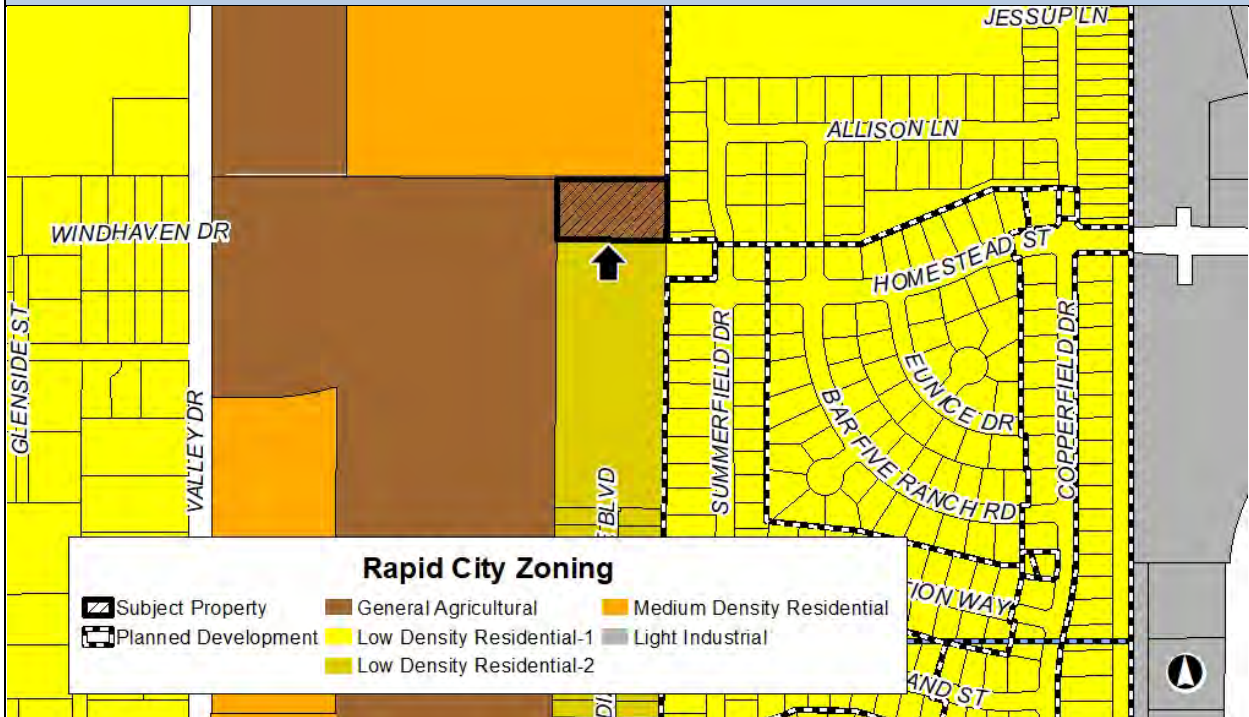
April 9, 2020

Item #6	
Applicant Request(s)	
Case #20RZ020 – Rezoning request from General Agricultural District to Low Density Residential-II 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-II District.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a parcel of land from General Agricultural District to Low Density Residential-II District. The subject property is approximately 1.58 acres in size and is void of structural development. The applicant has submitted this Rezoning request in order to develop the property for single-family and two-family residential uses in the future.</p> <p>The City's Future Land Use Plan currently lists the property as Urban Neighborhood, which supports Low Density Residential-II District as an appropriate zoning designation. The requested Rezone is in compliance with the City's Future Land Use Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Dream Design International, Inc.	Planner: John Green
Property Owner: Yasmeen Dream II, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	North of Diamond Ridge Subdivision
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Section 4, T1N, R8E
Land Area	1.58 acres or 68,956 square feet
Existing Buildings	Void of structural development
Topography	Rises 30 feet from west to east
Access	Homestead Street
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
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	UN	Vacant
Adjacent North	GA	UN	Vacant
Adjacent South	LDR-II	UN	Vacant
Adjacent East	LDR	UN	Single-family residences
Adjacent West	GA	UN	Vacant

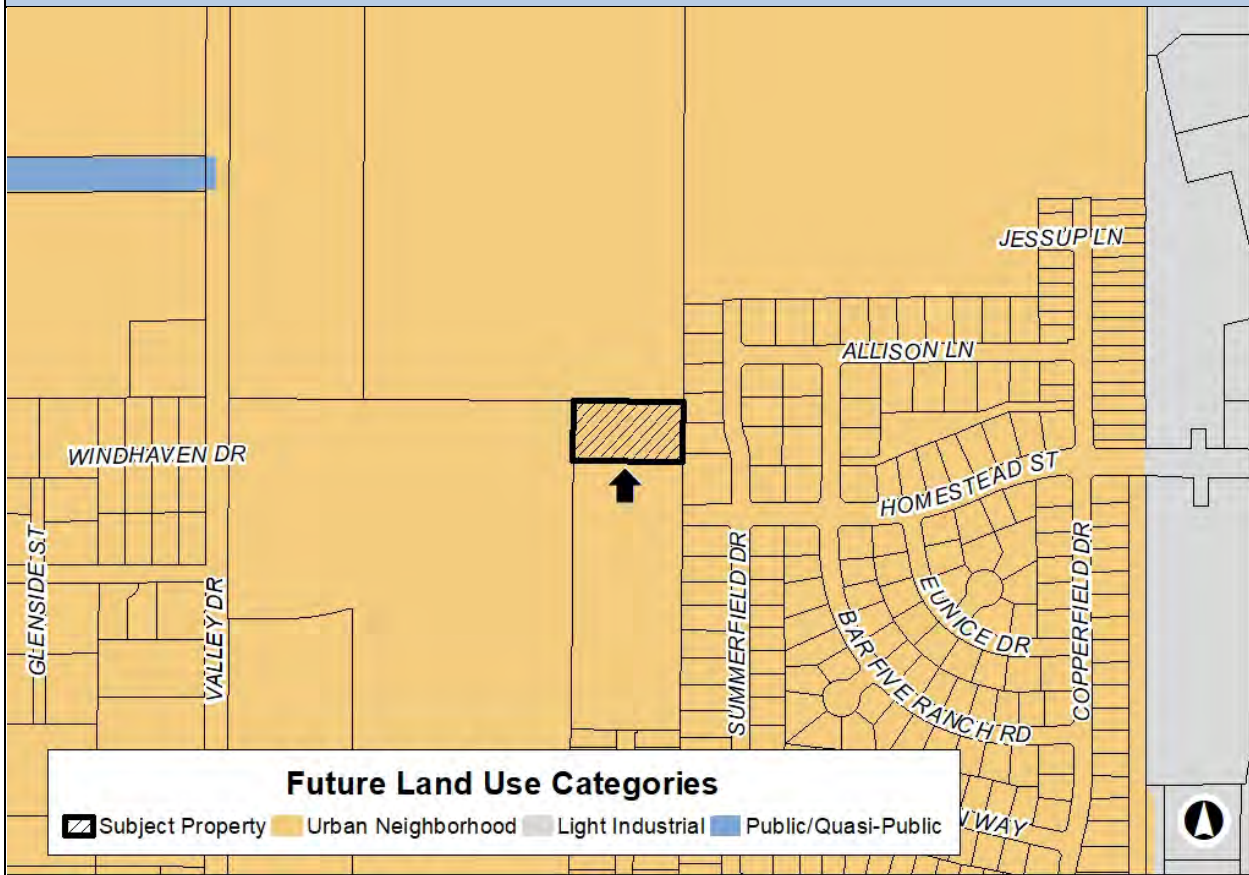
Zoning Map



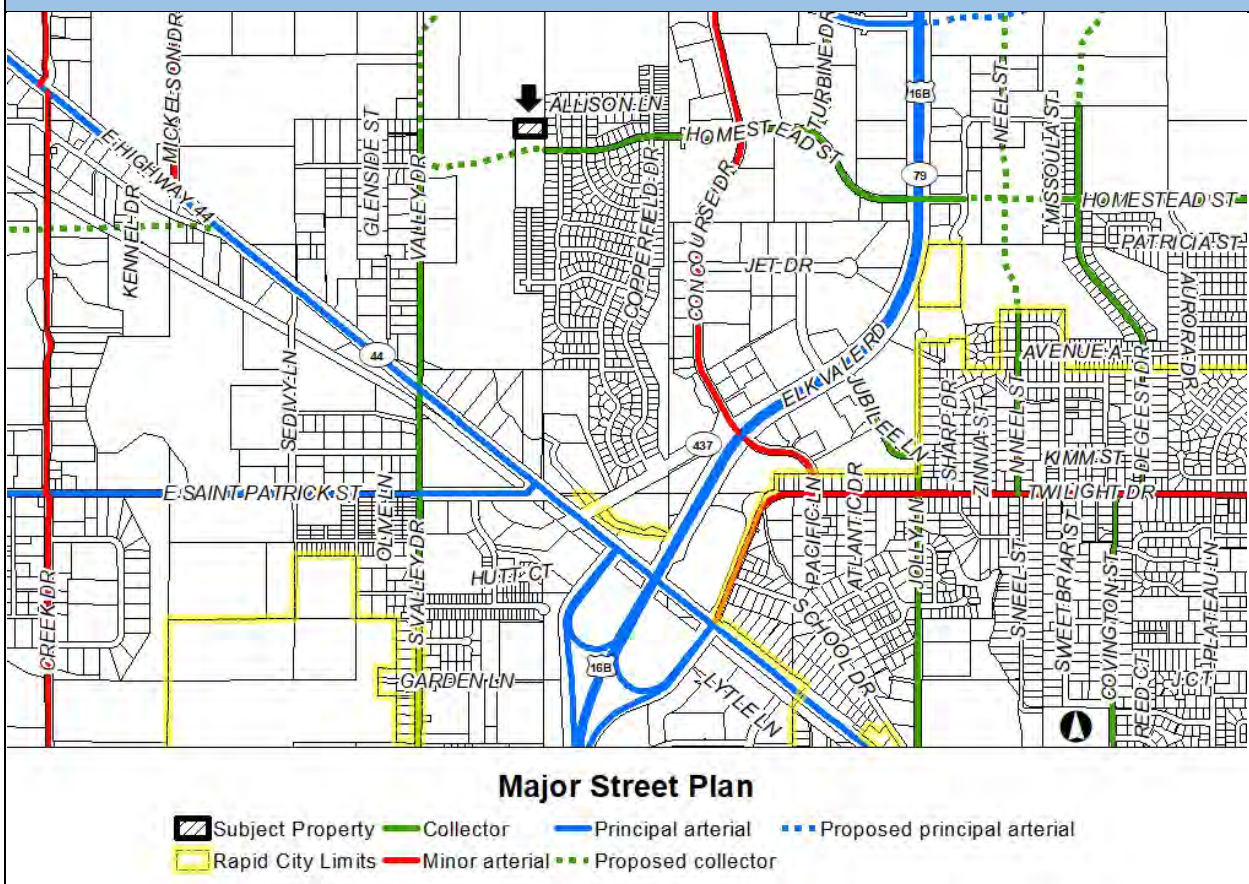
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential-II District	Required	Proposed	
Lot Area	6,500 square feet	1.58 acres or 68,956 square feet	
Lot Frontage / Lot Width	50 feet	0 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 / 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 applicant has submitted a Rezoning request to rezone a 1.58 acre parcel of land from General Agricultural District to Low Density Residential-II District in order to develop the property for future single-family or two-family residential uses. The character of the surrounding neighborhood is transitioning from agricultural uses to residential uses. In 2019, the property directly north of the subject property was recently rezoned from General Agricultural District to Medium Density Residential District. Additionally, the subject property is bordered by single-family residential uses to the east and it does not appear that the proposed Rezoning will adversely impact the surrounding neighborhood. Single-family and two-family residential uses are a permitted use within the Low Density Residential-II District and the proposed rezone is consistent with the goals for the neighborhood outlined in the Comprehensive Plan.
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 Urban Neighborhood, which identifies Low Density Residential – II District as an appropriate zoning designation.

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 applicant has submitted a Rezoning request to rezone a 1.58 acre parcel of land from General Agricultural District to Low Density Residential-II District in order to develop the property for future single-family or two-family residential uses. Single-family and two-family residential uses are a permitted use within the Low Density Residential – II District. The proposed Rezone is consistent with the goals and objectives of the City's adopted Comprehensive Plan for the neighborhood.

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-1.2A:	Priority Infill Areas: The proposed Rezoning request of the subject property will encourage development of a vacant property surrounded by residential development on the east and west side of the property.
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 **A Vibrant, Livable Community**

LC – 2.1A	Targeted Residential Growth Areas: The proposed Rezoning will encourage future residential growth within the Urban Services Boundary of the City.
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 **A Safe, Healthy, Inclusive, and Skilled Community**

	N/A
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 **Efficient Transportation and Infrastructure Systems**

T1-2.1A	Major Street Plan Integration: The subject property is accessed via Homestead Street, which is classified as a Collector Street on the City's Major Street Plan.
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 **Economic Stability and Growth**

	N/A
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 **Outstanding Recreational and Cultural Opportunities**

	N/A
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 **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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed Rezoning request will allow the property to be developed with single and two-family residential uses in the future, providing a mix of housing types in the existing neighborhood.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed Rezoning request represents residential development consistent with the character of 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 the City’s Future Land Use Plan. As such, staff recommends approval of the Rezoning request to rezone a parcel of from General Agriculture District to Low Density Residential-II District.	
Staff Recommendation	
Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Low Density Residential-II District.	