



# Rapid City Planning Commission

## Rezoning Project Report

January 21, 2021

<b>Item #12</b>
<b>Applicant Request(s)</b>
Case #20RZ041 – Rezoning request from General Commercial District to Medium Density Residential District
Companion Case(s): #20PD035 – Initial Planned Development Overlay to allow an apartment complex

<b>Development Review Team Recommendation(s)</b>
Staff recommends approval of the Rezoning request.

<b>Project Summary Brief</b>
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Medium Density Residential District for a parcel of land approximately 5.66 acres in size. The applicant has also submitted an Initial Planned Development Overlay (File #20PD035) to allow a 150-unit apartment complex on the subject property.</p> <p>The property is located approximately 500 feet southeast of the intersection of Provider Boulevard and East Saint Patrick Street. Currently, the property is void of any structural development.</p>

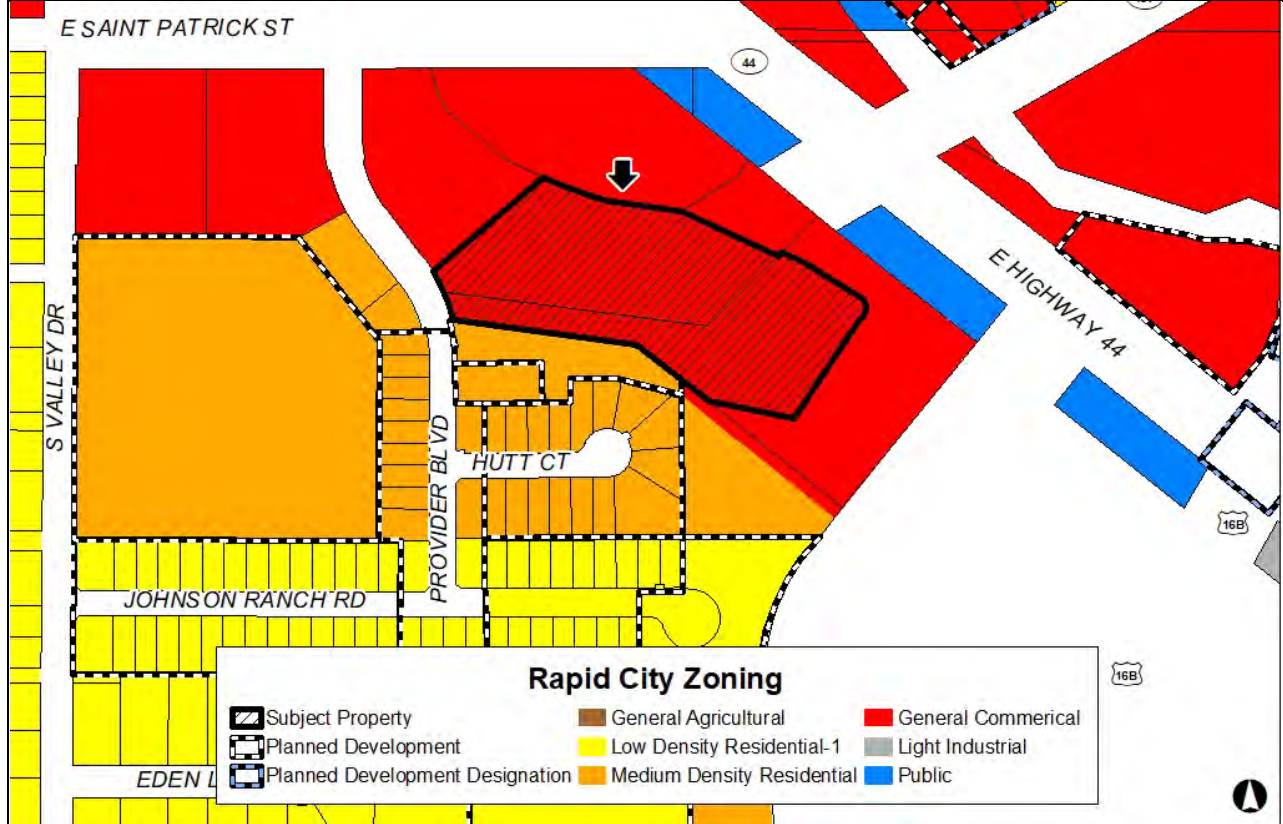
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream, LLC	Planner: Fletcher Lacock
Property Owner: Yasmeen Dream, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2016 and 2030 Provider Boulevard
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Johnson Ranch Subdivision
Land Area	5.66 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Provider Boulevard
Water / Sewer	RVSD
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 500-year floodplain protected by levee

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Void of structural development
Adjacent North	GC	MUC – Revitalization Corridor	Void of structural development
Adjacent South	MDR-PD	UN	Proposed park / void of structural development
Adjacent East	P	P/QP	Void of structural development
Adjacent West	MDR	UN	Group home

**Zoning Map**

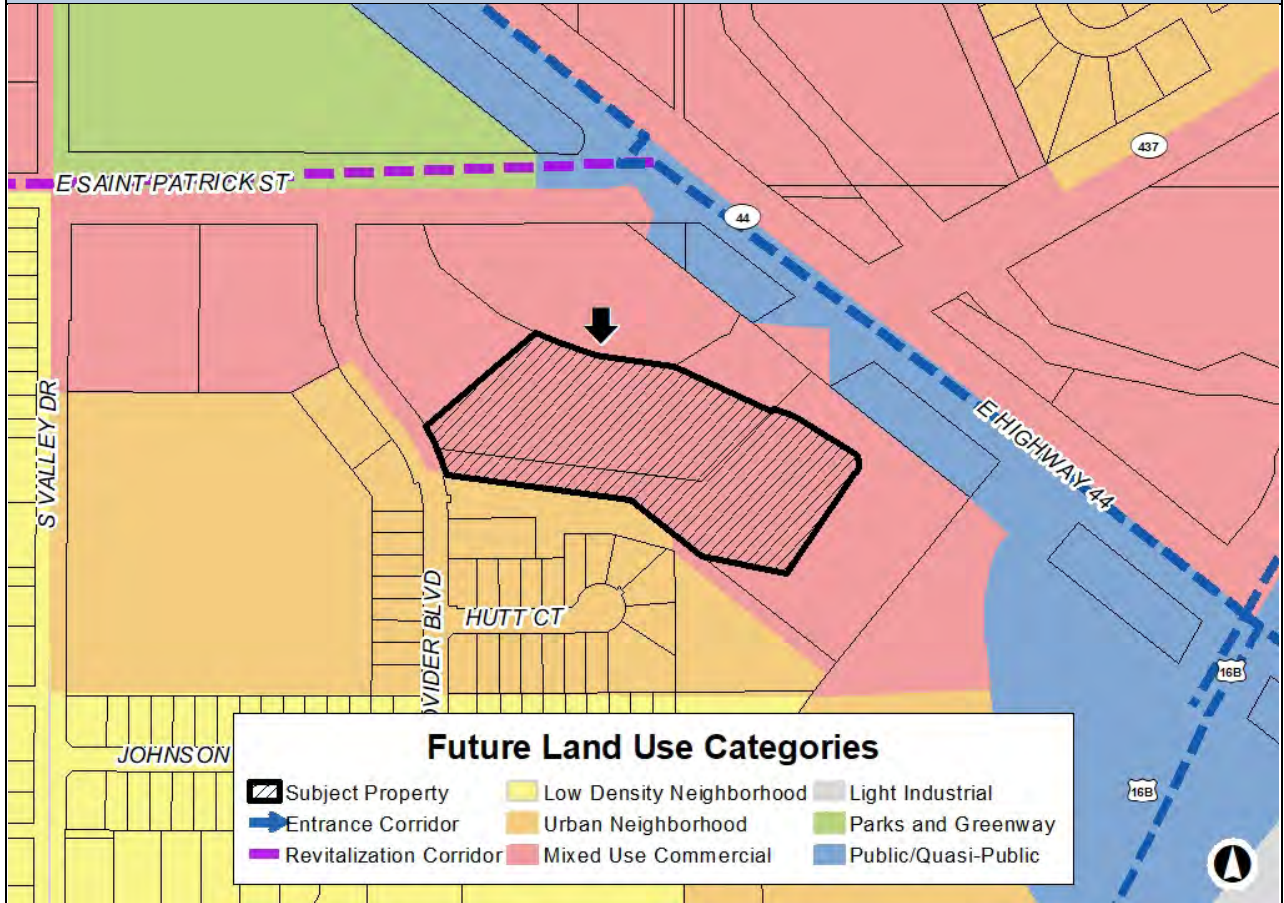


**Existing Land Uses**

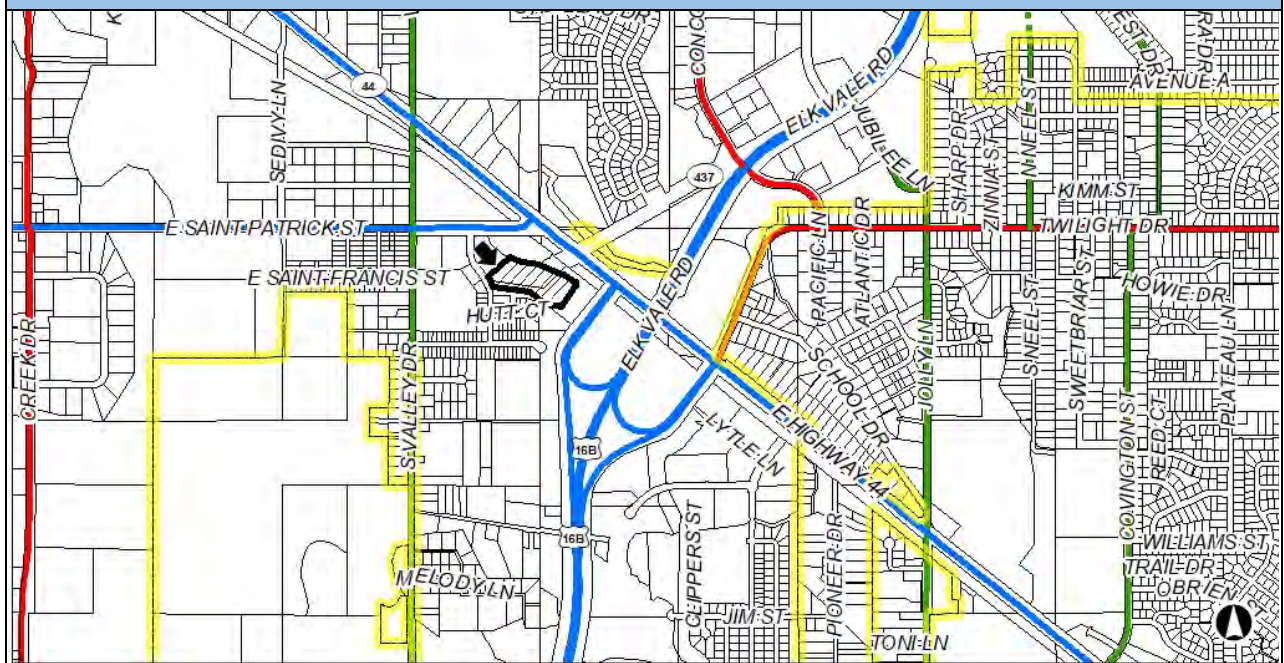




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan

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

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		230,000 square feet	246,550 square feet
Lot Frontage / Lot Width		50 feet	115 feet
Maximum Building Heights		3 stories or 35 feet	3 stories and 35 feet
Maximum Density		30%	27.5%
Minimum Building Setback:			
• Front		25 feet	140 feet
• Rear		25 feet	25 feet
• Side		12 feet	12 feet
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		183,157	N/A
• # of landscape islands		4	4
Minimum Parking Requirements:			
• # of parking spaces		225	237
• # of ADA spaces		7	8
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 also submitted an Initial Planned Development Overlay (File #20PD035) to allow a 150-unit apartment complex. The proposed apartment requires that the subject property be Rezoned to Medium Density Residential District.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently identifies the appropriate use of the property as Mixed Use Commercial. However, the property south of this parcel is identified as Urban Neighborhood. Johnson Ranch is a developing residential area with a mix of uses proposed. The proposed apartment complex will provide a buffer between the single-family development to the south and future commercial development to the north. Staff will initiate an amendment to the Future Land Use Plan once development is finalized in the Johnson Ranch Subdivision. With this in mind, Rezoning the property as proposed will be in compliance with the City's 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 property is located adjacent to Provider Boulevard which will serve as the primary access to the property. Based on the applicant's revised Master Plan(s) for this property, the proposed Rezoning request is consistent with future development for the area. It does not appear that the amendment will adversely affect any other part of the City.

<p>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.</p>	<p>The property is served by Rapid Valley Sanitary District and Provider Boulevard is constructed to City design standards. The proposed apartment complex triggers that a Traffic Impact Study be submitted with the Final Planned Development Overlay application.</p>
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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**

 <p align="center"><b>A Balanced Pattern of Growth</b></p>	
<p>BPG-1.2A</p>	<p>Priority Infill Areas – This goal prioritizes and encourages infill development in areas that have been skipped over due to property constraints, ownership patterns, or other reasons, as a means to maximize infrastructure investments and vibrancy to existing areas. The proposed Rezone supports the Comprehensive Plan goal to add vitality to established neighborhoods.</p>
 <p align="center"><b>A Vibrant, Livable Community</b></p>	
<p>LC-2.1A</p>	<p>Targeted Residential Growth Areas -This goal supports residential development within the Urban Services Boundary in areas that maximize available infrastructure and community amenities. The subject property is located within the Rapid Valley Sanitary District.</p>
 <p align="center"><b>A Safe, Healthy, Inclusive, and Skilled Community</b></p>	
<p>SHIS-1.2.C</p>	<p>Partnerships -This goal fosters coordination and partnership with schools, and other community groups. Rezoning the property to allow for a multi-family development will create housing options for students within our community.</p>
 <p align="center"><b>Efficient Transportation and Infrastructure Systems</b></p>	
<p>T1-2.1F</p>	<p>Transportation Standards and Plans – The proposed 150-unit apartment complex triggers the requirement that a Traffic Impact Study be submitted for review and approval with the Final Planned Development Overlay application.</p>
 <p align="center"><b>Economic Stability and Growth</b></p>	
<p>EC-1.2A</p>	<p>Housing Stock -This goal encourages the development of a diverse set of housing types, and encourages new residential development infill and redevelopment near major employment centers. The subject property is ideally located close to E. S.D. Highway 44 and Elk Vale Road which provide access to major employment centers throughout the City.</p>
 <p align="center"><b>Outstanding Recreational and Cultural Opportunities</b></p>	
<p align="center">N/A</p>	
 <p align="center"><b>Responsive, Accessible, and Effective Governance</b></p>	
<p>GOV-2.1A</p>	<p>Public Input Opportunities: The proposed Rezoning request requires that public notice be advertised in the newspaper and that mailings are sent to property</p>



	owners within 250-feet of the proposed development. The requested Rezone 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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<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
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<b>Future Land Use Plan Designation(s):</b>	Mixed Use Commercial
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<b>Design Standards:</b>	
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N/A	As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial. The applicant has submitted a revised Master Plan(s) for this property supporting the development of medium to high-density residential development within this area of our community. As such, staff will initiate an amendment to the Future Land Use Plan once the Johnson Ranch development is closer to final design.
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<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
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<b>Neighborhood:</b>	Southeast Connector Neighborhood Area
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<b>Neighborhood Goal/Policy:</b>	
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SEC-NA1.1G	Residential Neighborhoods: The proposed Rezone supports the goal of promoting new residential growth and encouraging infill development.
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<b>Findings</b>	
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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. Rezoning the property as proposed encourages new residential development and infill development. The associated Initial Planned Development Overlay application to allow a 150-unit apartment complex meets the goal of providing a mix of housing options throughout the community. Staff will submit a periodic Comprehensive Plan Amendment to update the Future Land Use Plan once development in the Johnson Ranch Subdivision is completed.

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