



# Rapid City Planning Commission

## Rezoning Project Report

January 21, 2021

<b>Item #4</b>
<b>Applicant Request(s)</b>
Case #20RZ043 – Rezoning request from General Agricultural District to Low Density Residential District II
Companion Case(s): #20RZ044 – Rezoning from General Agricultural District to Light Industrial District; #20PL105 – Preliminary Subdivision Plan to create 95 lots

<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 Agricultural District to Low Density Residential District II for a parcel of land approximately 32.38 acres in size. The applicant has also submitted a Rezoning request to change the zoning designation on an adjacent 2.7-acre parcel from General Agricultural District to Light Industrial District. In addition, the applicant has submitted a Preliminary Subdivision Plan (File #20PL105) application to create 95 lots with a mix of low and medium density residential and industrial lots which includes the subject property.</p> <p>The property is located approximately 1,200 feet east of the current terminus of E. Philadelphia Street. Currently, the property is void of any structural development.</p>

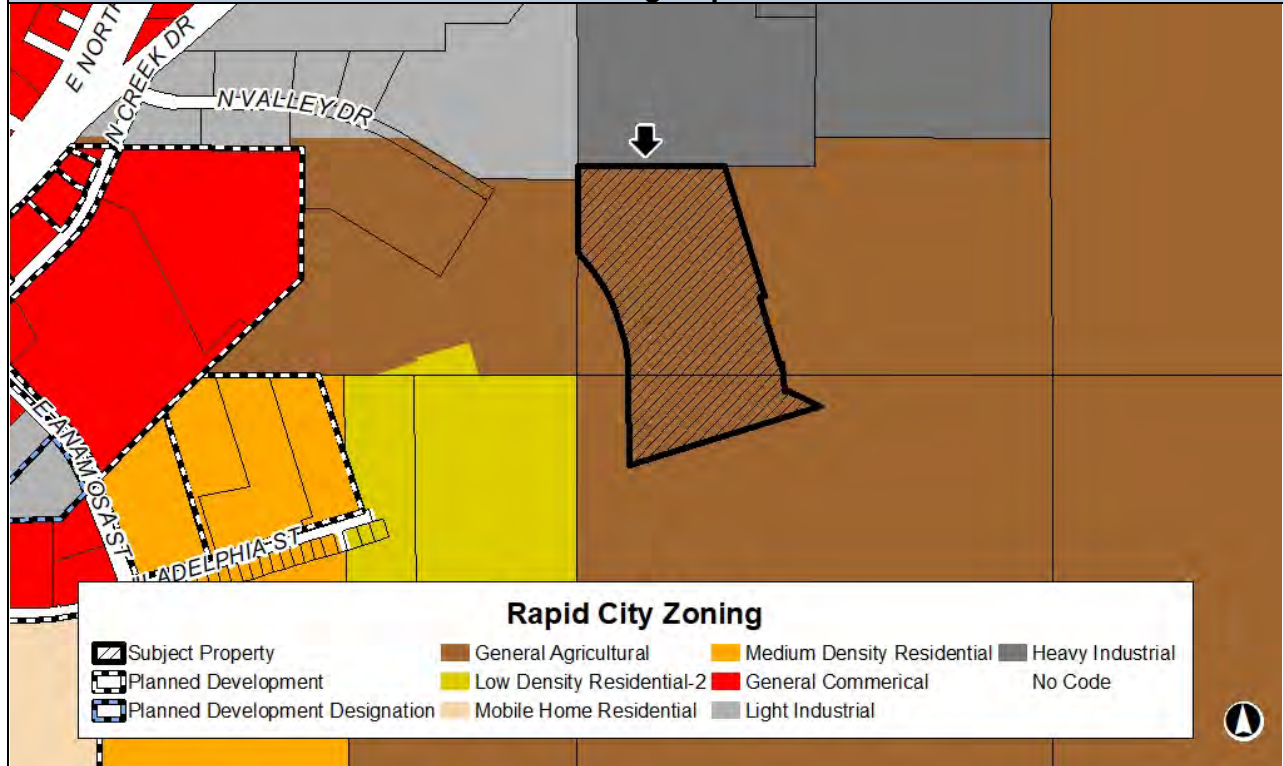
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: BH Capital, LLC	Planner: Fletcher Lacock
Property Owner: BH Capital, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Approximately 1,200 feet east of the current terminus of E. Philadelphia Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Antelope View Estates
Land Area	32.38 acres
Existing Buildings	Void of structural development
Topography	Varied topography
Access	E. Philadelphia Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	N/A

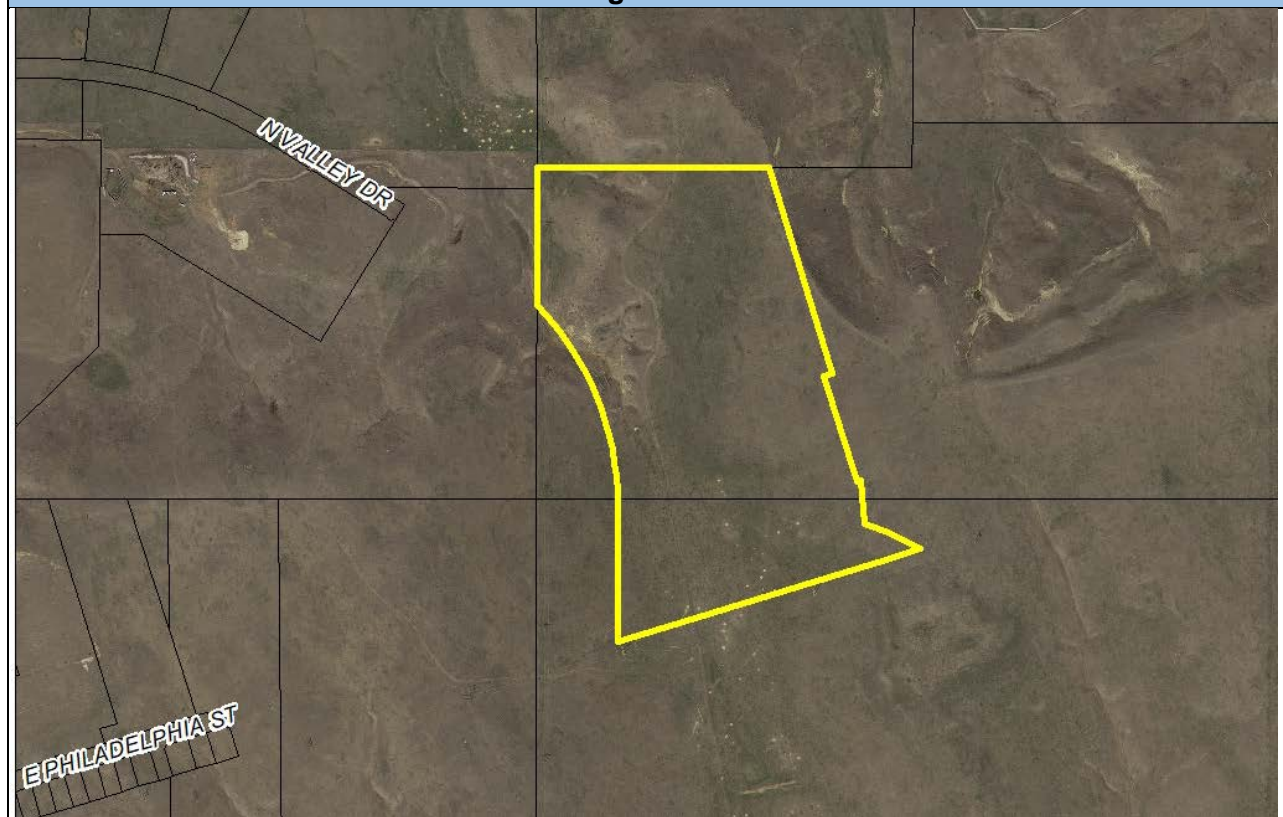
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	UN	Void of structural development
Adjacent North	HI	LI	Void of structural development
Adjacent South	GA	UN	Void of structural development
Adjacent East	GA	UN	Void of structural development
Adjacent West	GA and LDR-II	UN	Void of structural development

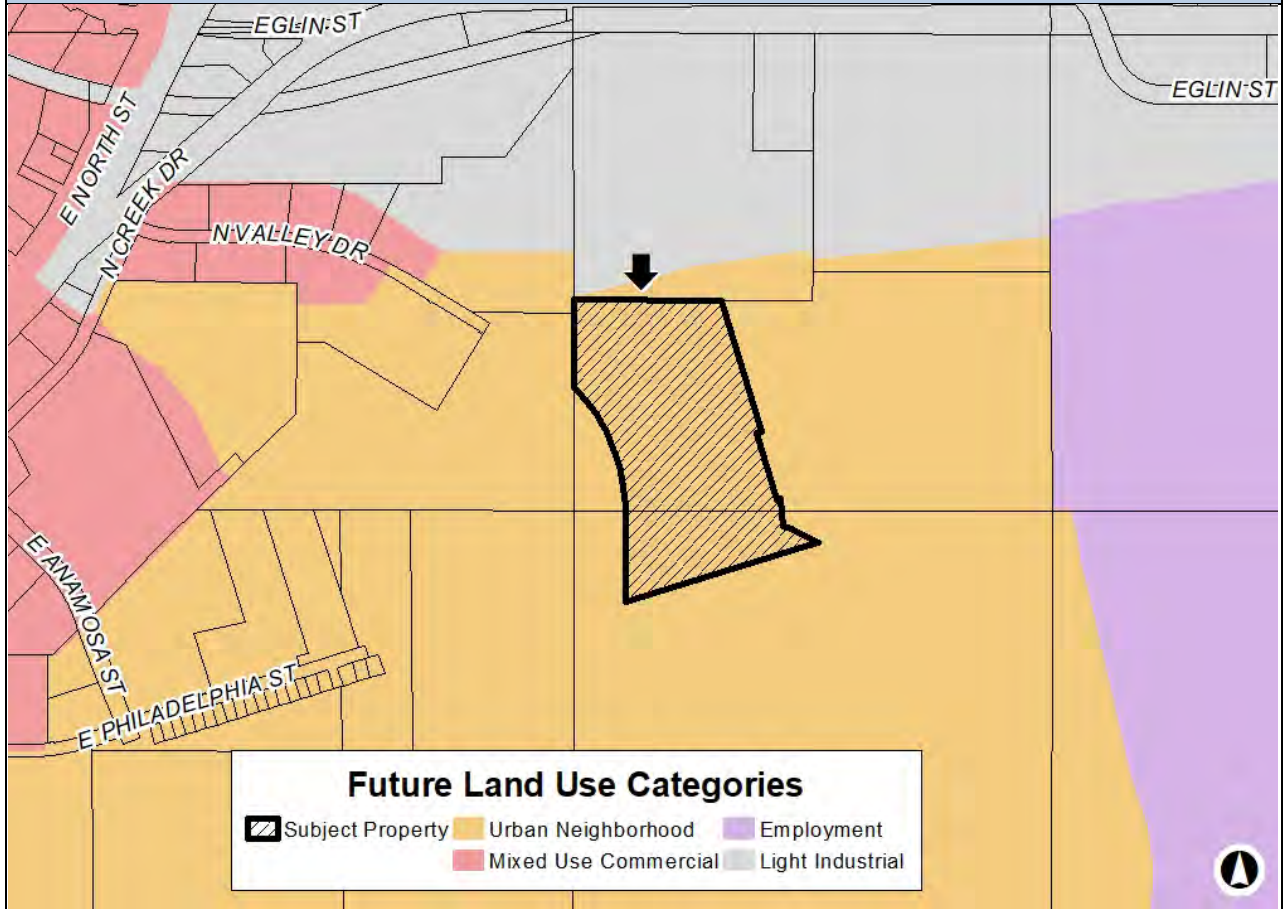
**Zoning Map**



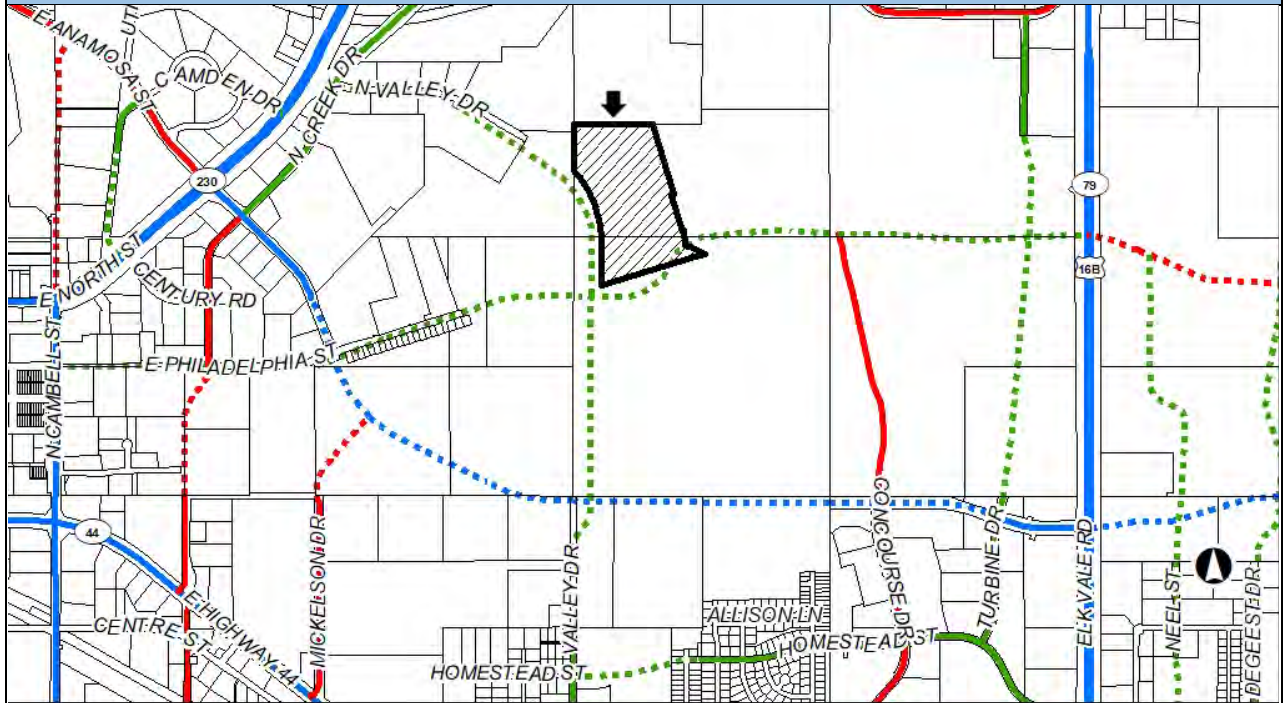
**Existing Land Uses**



### 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 District II		Required	Proposed
Lot Area		6,500 square feet	1,410,478 square feet
Lot Frontage / Lot Width		25 feet	N/A
Maximum Building Heights		2½ stories or 35 feet	N/A
Maximum Density		30%	N/A
Minimum Building Setback:			
• Front		20 or 25 feet	N/A
• Rear		25 feet	N/A
• Side		8 or 12 feet	N/A
• Street Side		20 or 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.	The applicant has submitted a Preliminary Subdivision Plan to create 95 lots which includes the subject property. As a part of platting the property, street(s) and utilities will be extended into this area to serve the development. In addition, the applicant has submitted a Master Plan showing a mix of residential and industrial development for the referenced plat. The applicant's Master Plan(s) and the extension of infrastructure constitutes a change supporting the proposed Rezoning request.
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 Urban Neighborhood. Urban Neighborhood supports Low Density Residential District II as a primary zoning designation to support a range of medium to high-density housing types. 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 E. Philadelphia Street which will serve as the primary access to the property. E. Philadelphia Street is identified as a collector street on the City's Major Street Plan. Based on the applicant's 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.

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.	As previously noted, street(s) and utilities will be extended as a part of the associated plat. The design and construction of the infrastructure improvements must be in compliance with the City’s adopted plans.
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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**

 <b>A Balanced Pattern of Growth</b>	
BPG-3.1A	Balanced Uses – The Master Plan identifies a mix of low, medium, and high density residential mixed into the Antelope View Estates Subdivision. Industrial uses are proposed north of the ridge with higher density residential proposed south and west of the future extension of N. Valley Drive.
 <b>A Vibrant, Livable Community</b>	
LC-2.1C	Variety of Housing Types – As noted above, the proposed development includes a mix of residential densities. The proposed Low Density Residential District II would allow single-family dwellings and townhomes.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-1.2.C	Partnerships -This goal fosters coordination and partnership with schools, and other community groups. Rezoning the property to allow for a residential development will create housing options for students within our community. The Master Plan also identifies a potential site for a future school.
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	Major Street Plan Integration - This goal encourages the integration of the Major Street Plan into land use planning and development review in order to ensure the development and maintenance of a complete roadway network. As a part of the associated plat, E. Philadelphia Street will be extended to serve as access to the property. E. Philadelphia Street is identified as a collector street on the City’s Major Street Plan.
 <b>Economic Stability and Growth</b>	
EC-1.2A	Housing Stock -This goal encourages the development of a diverse set of housing types. Rezoning the property as proposed will allow for a housing development near an existing commercial/light industrial corridor along E. North Street, N. Creek Drive and E. Anamosa Street within close proximity to the subject property.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	N/A



**Responsive, Accessible, and Effective Governance**

GOV-2.1A	Public Input Opportunities: 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 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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**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	Urban Neighborhood
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**Design Standards:**

SDP-N1	Mix of Housing Types: As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The applicant has submitted a Master Plan(s) for this property supporting the development of a medium to high-density residential development within this area of our community.
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**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	Elk Vale Road Neighborhood Area
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**Neighborhood Goal/Policy:**

EV-NA1.1A	Residential Growth: The proposed Rezoning supports the goal of expanding and developing new residential growth in the Elk Vale Road Neighborhood Area.
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**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. Rezoning the property as proposed encourages new residential development near existing commercial/industrial corridors to provide housing options for employees. An existing ridge will provide a topographic buffer between the commercial / industrial uses and the proposed residential development. The applicant has submitted Master Plan(s) for this property supporting the development of a medium to high-density residential development within this area of our community.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.