



# Rapid City Planning Commission

## Rezoning Project Report

February 4, 2021

| <b>Item #8</b>   |
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| <b>Applicant Request(s)</b>  |
| Case #21RZ005 – Rezoning request from General Agriculture District to Medium Density Residential District                        |
| Companion Case(s) – #20PL105 – Preliminary Subdivision Plan to create 101 residential lots for Antelope View Estates Subdivision |
| <b>Development Review Team Recommendation(s)</b>   |
| The Development Review Team recommends that the Rezoning request be approved.  |

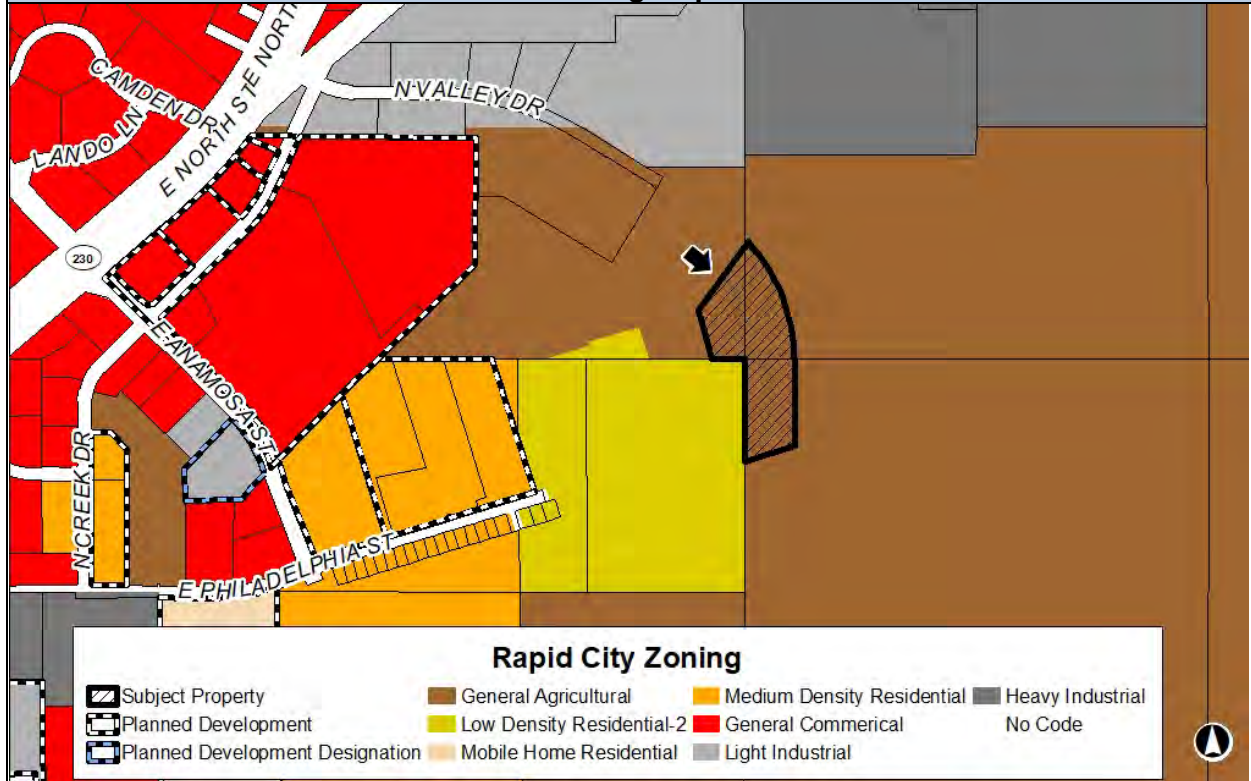
| <b>Project Summary Brief</b>   |   |
|--|---|
| <p>The applicant has submitted a Rezoning request to change the zoning designation from General Agriculture District to Medium Density Residential District for a parcel of land approximately 8.99 acres in size.</p> <p>The applicant has also submitted a Preliminary Subdivision Plan to create a 101-lot residential subdivision to be known as “Antelope View Estates”. The subject property is included in the Preliminary Subdivision Plan.</p> <p>The property is located south and east of the southern terminus of North Valley Drive. Currently, the property is void of any structural development.</p> |   |
| <b>Applicant Information</b>   | <b>Development Review Team Contacts</b> |
| Applicant: BH Capital 4, LLC   | Planner: Marty Gillies                  |
| Property Owner: BH Capital 4, LLC  | Engineer: Todd Peckosh                  |
| Architect: N/A   | Fire District: Tim Behlings             |
| Engineer: KTM Design Solutions, Inc.   | School District: Kumar Veluswamy        |
| Surveyor: KTM Design Solutions, Inc.   | Water/Sewer: Todd Peckosh               |
| Other: N/A   | DOT: Stacy Bartlett                     |

| <b>Subject Property Information</b> |  |
|-------------------------------------|--|
| Address/Location                    | South of the southern terminus of North Valley Drive   |
| Neighborhood                        | Elk Vale Road Neighborhood Area  |
| Subdivision                         | Proposed Antelope View Estates subdivision   |
| Land Area                           | 8.99   |
| Existing Buildings                  | Void of structural development   |
| Topography                          | Gentle rise in elevation from east to west, with the highest elevations along the west property line |
| Access                              | North Valley Drive   |
| Water Provider                      | Rapid City   |
| Sewer Provider                      | Rapid City   |
| Electric/Gas Provider               | Black Hills Power/ MDU   |
| Floodplain                          | Federally designated 500-year floodplain   |

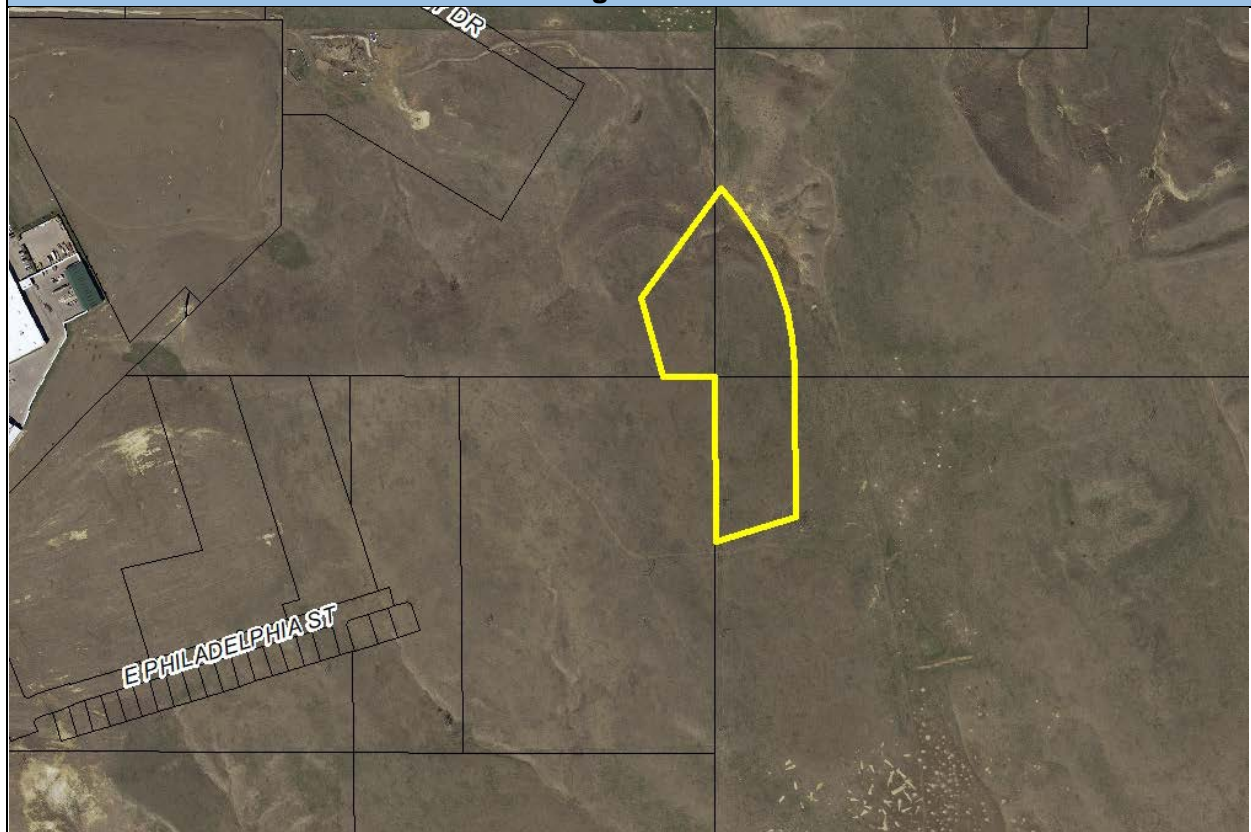
**Subject Property and Adjacent Property Designations**

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

**Zoning Map**

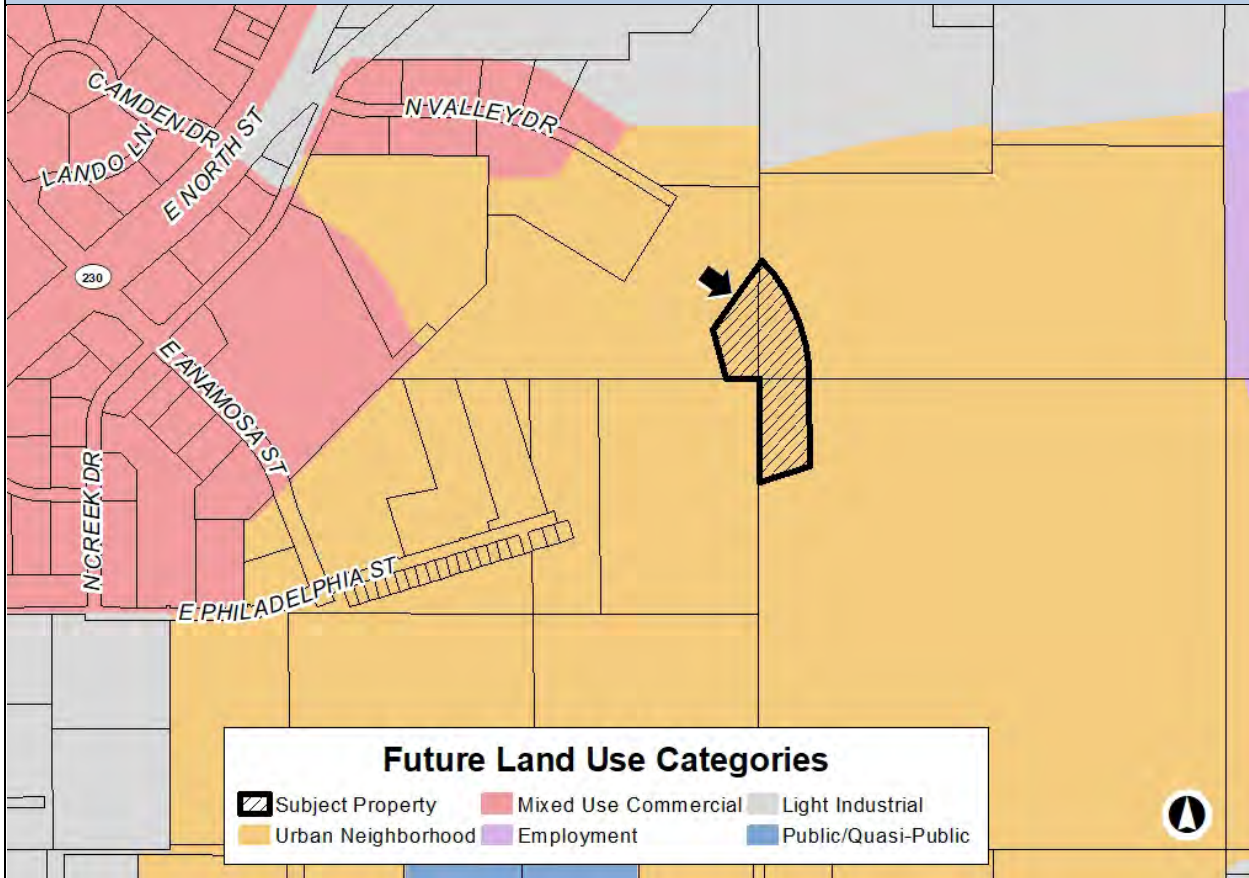


**Existing Land Uses**

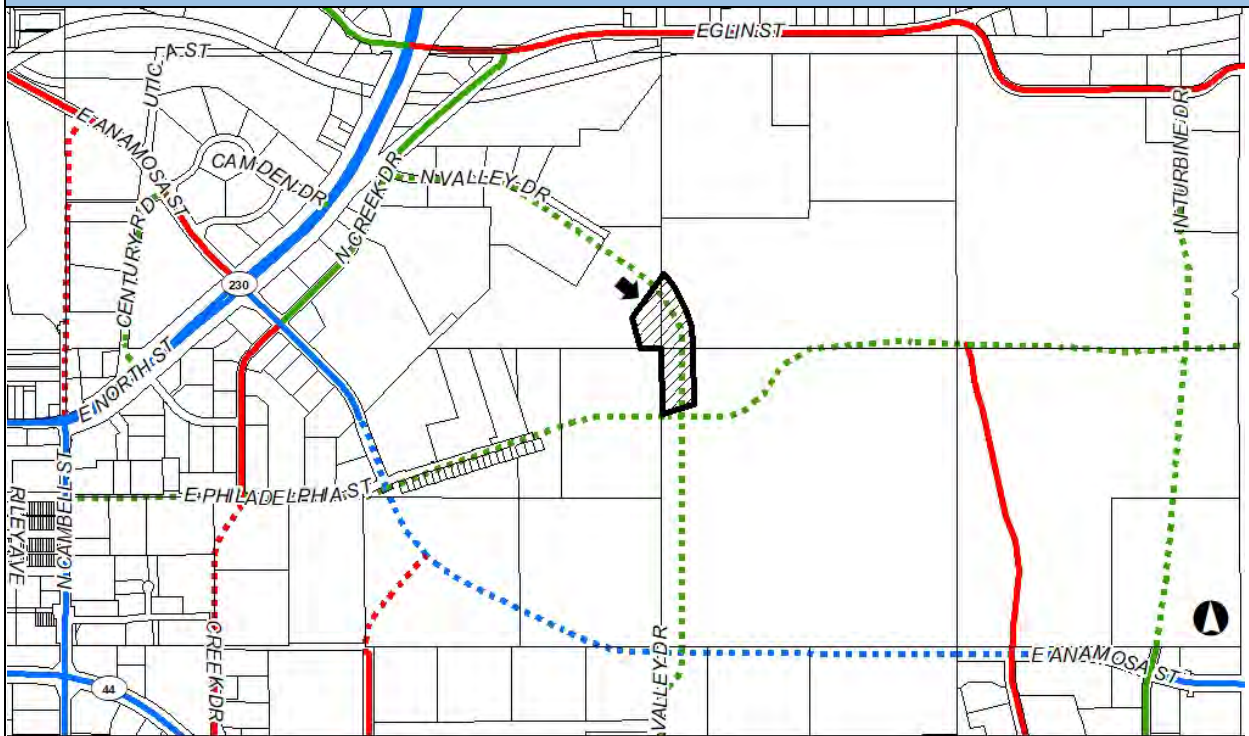




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan








| Relevant Case History  |  |            |        |
|--|--|------------|--------|
| Case/File#   | Date   | Request    | Action |
| N/A  |  |            |        |
| Relevant Zoning District Regulations                                       |  |            |        |
| Medium Density Residential District  | Required   | Proposed   |        |
| Lot Area   | 6,500 square feet  | 8.99 acres |        |
| Lot Frontage / Lot Width   | 50 feet  | N/A        |        |
| Maximum Building Heights   | 3 stories or 35 feet   | N/A        |        |
| Maximum Density  | 30%  | N/A        |        |
| Minimum Building Setback:  |  |            |        |
| <ul style="list-style-type: none"> <li>• Front</li> </ul>                  | 25 feet-Arterial or Collector Street<br>20 feet-Local or Lane Place Street | N/A        |        |
| <ul style="list-style-type: none"> <li>• Rear</li> </ul>                   | 25 feet  | N/A        |        |
| <ul style="list-style-type: none"> <li>• Side</li> </ul>                   | 25 feet  | N/A        |        |
| <ul style="list-style-type: none"> <li>• Street Side</li> </ul>            | Same as Front Setback  | N/A        |        |
| Minimum Landscape Requirements:  |  |            |        |
| <ul style="list-style-type: none"> <li>• # of landscape points</li> </ul>  | N/A  | N/A        |        |
| <ul style="list-style-type: none"> <li>• # of landscape islands</li> </ul> | N/A  | N/A        |        |
| Minimum Parking Requirements:  |  |            |        |
| <ul style="list-style-type: none"> <li>• # of parking spaces</li> </ul>    | N/A  | N/A        |        |
| <ul style="list-style-type: none"> <li>• # of ADA spaces</li> </ul>        | 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. | As a part of platting this property, streets and utilities will be extended into this area to serve the development. Subdividing the property to create a residential development 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. All adjacent properties are identified as Urban Neighborhood. Urban Neighborhood supports Medium Density Residential District as a primary zoning designation to support a range of medium to high-density housing types. Based on the applicant's Master Plan, staff supports the change. 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 to the southeast of the southern terminus of North Valley Drive, which will serve as the primary access to the property. The associated Master Plan also identifies the extension of E. Philadelphia Street through the property. North Valley Drive and E. Philadelphia Street are collector streets on the City's Major Street Plan. Based on the applicant's Master Plan(s) for this property and the adjacent 40-acre parcel, the proposed Rezoning request is consistent with future development for the area. It does not |

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|--|--|
|  | 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, streets and utilities will be extended – however, the design and construction of the infrastructure improvements must be in compliance with the City’s adopted plans. |

**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-1.2A   | <b>Priority Infill Areas</b> – 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.   |
|  <b>A Vibrant, Livable Community</b>                          |   |
| LC-2.1A  | <b>Targeted Residential Growth Areas</b> – 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 City’s Urban Services Boundary. City water and sewer will be extended to serve the future development on the property.   |
|  <b>A Safe, Healthy, Inclusive, and Skilled Community</b>   |   |
| SHIS-1.2.C   | <b>Partnerships</b> – This goal fosters coordination and partnership with schools, and other community groups. Rezoning the property to allow for a mix of residential development will create housing options for students within our community. This may be especially desirable for students of the Western Dakota Technical School due to the close proximity of the development to the school site.  |
|  <b>Efficient Transportation and Infrastructure Systems</b> |   |
| T1-2.1A  | <b>Major Street Plan Integration</b> – 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 Master Plan, North Valley Drive and E. Philadelphia Street will be extended to serve as access to the property. The streets are classified as collector streets on the City’s Major Street Plan. |
|  <b>Economic Stability and Growth</b>                       |   |
| EC-1.2A  | <b>Housing Stock</b> – This goal encourages the development of a diverse set of housing types, and encourages new residential development infill and redevelopment near major employment centers. 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   |  |
|  <b>Responsive, Accessible, and Effective Governance</b>   |  |
| GOV-2.1A  | <b>Public Input Opportunities-</b> 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. |

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

|   |  |
|---|--|
| <b>Future Land Use Plan Designation(s):</b> | Urban Neighborhood   |
| <b>Design Standards:</b>                    |  |
| N/A   | 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 for this property acres supporting the development of a residential development within this area of our community. Rezoning the property as proposed is in compliance with the City’s Comprehensive Plan, and staff therefore supports the request. |

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

|                                  |   |
|----------------------------------|---|
| <b>Neighborhood:</b>             | Elk Vale Neighborhood Area  |
| <b>Neighborhood Goal/Policy:</b> |   |
| NR-NA1.1A                        | <b>Residential Neighborhoods:</b> The proposed Rezone supports the goal of promoting new residential growth and encouraging infill development. |

**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 and infill development near an existing commercial/industrial corridor to provide housing options for employees. In addition, rezoning the property to allow a housing development at this location will create housing options for students throughout our community, especially for the Western Dakota Technical School due to the close proximity of the development to the school site. The applicant has submitted a Master Plan for this property supporting the development of a residential development within this area of our community. As such, staff supports this Rezoning request as it is in compliance with the City’s Comprehensive Plan.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.