



# Rapid City Planning Commission

## Rezoning Project Report

February 4, 2021

Item #9
<b>Applicant Request(s)</b>
Case #21RZ006 – Rezoning from Low Density Residential District II 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 Low Density Residential District to Medium Density Residential District for a portion of a property measuring approximately 1.09 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>

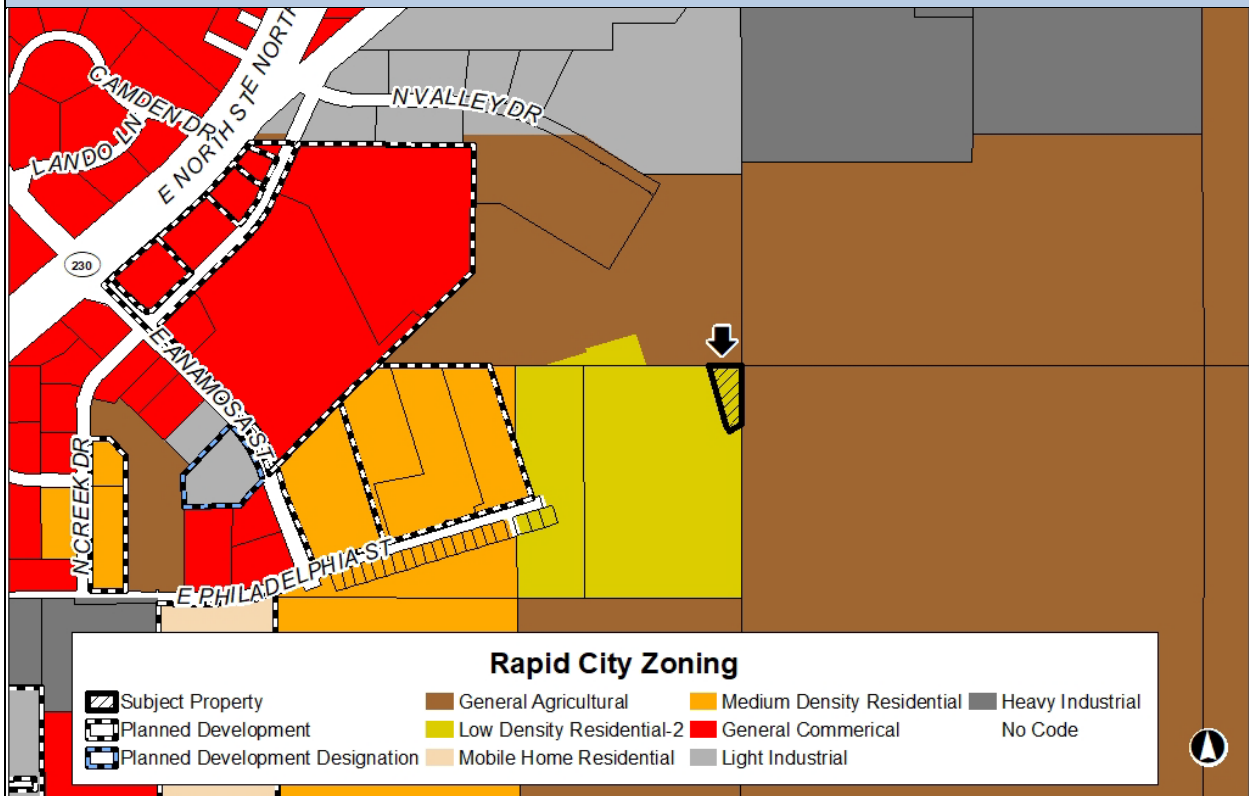
Applicant Information	Development Review Team Contacts
Applicant: BH Capital 4, LLC	Planner: Marty Gillies
Property Owner: BH Capital 4, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	East of the eastern terminus of E. Philadelphia Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Shepherd Hills Subdivision
Land Area	1.09 acres
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	E. Philadelphia Street
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	LDR-II	UN	Void of structural development
Adjacent North	GA	UN	Void of structural development
Adjacent South	GA	UN	Void of structural development
Adjacent East	GA	UN	Void of structural development
Adjacent West	LDR-II	UN	Void of structural development

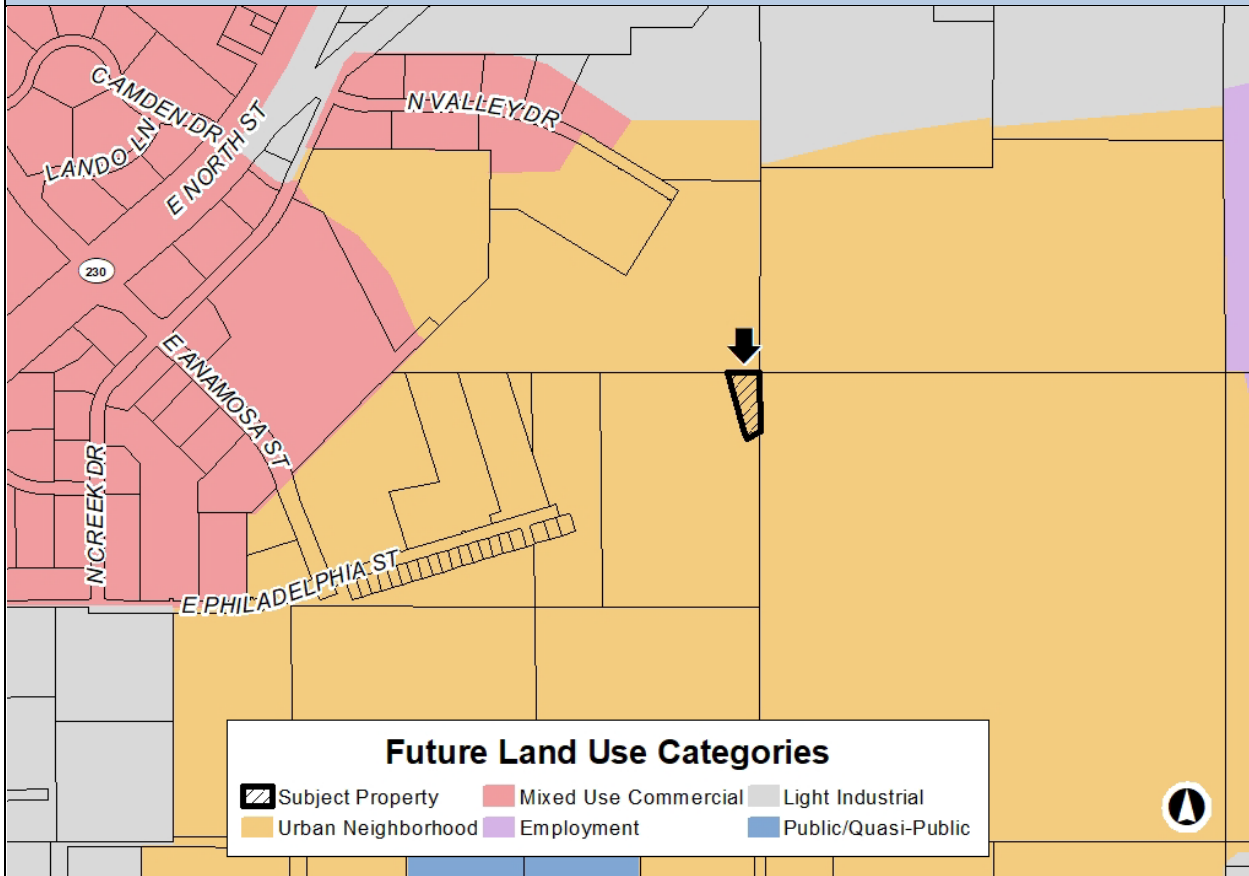
**Zoning Map**



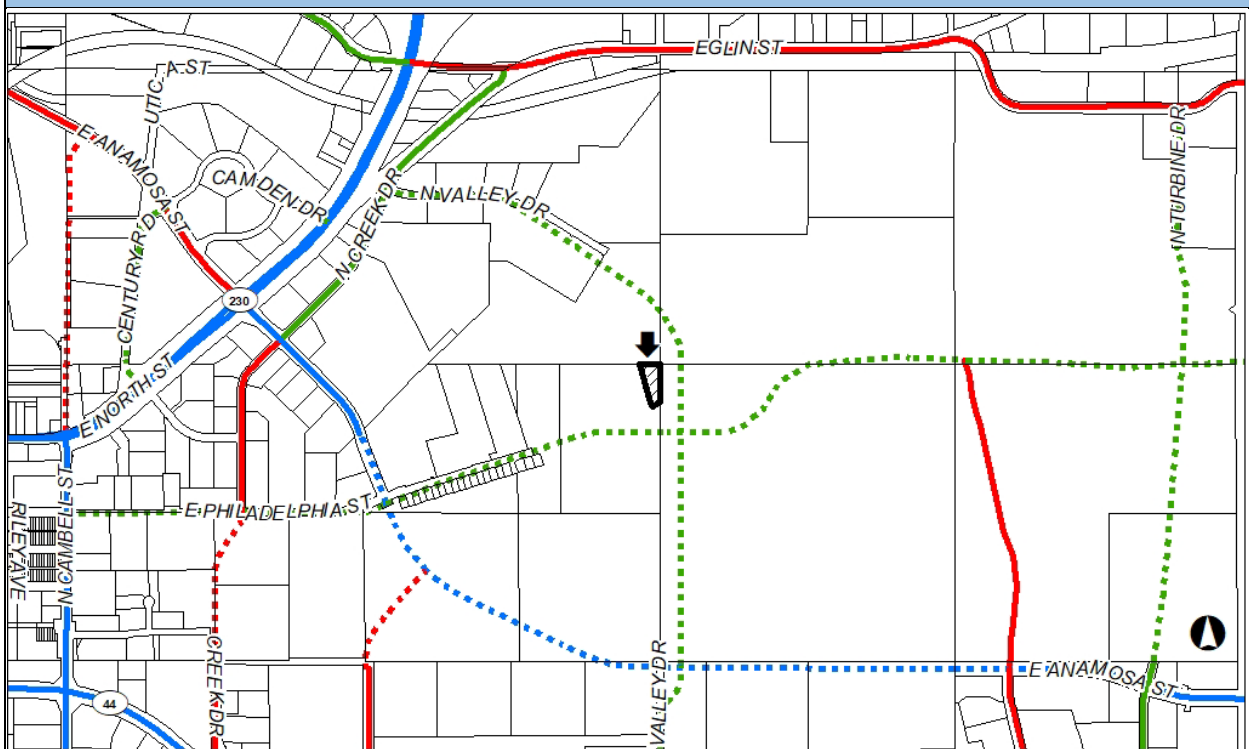
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	1.09 acres	
Lot Frontage / Lot Width	Minimum 50 feet at the front building line	N/A	
Maximum Building Heights	3 stories, 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet	N/A	
• Rear	25 feet to primary structure / 5 feet to accessory structures	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	2	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	



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 the 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 Future Land Use Designation of the property is Urban Neighborhood. The Medium Density Residential District is identified as a suitable zoning in the Urban Neighborhood designation. The Medium Density Residential District allows single-family dwellings, townhomes, and multi-family dwellings as permitted uses. Based on the applicant's Master Plan, staff supports the change.
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 east of the eastern terminus of E. Philadelphia Street, which will serve as the primary access to the property. The associated Master Plan also identifies the extension of North Valley Drive towards the property. E. Philadelphia Street and North Valley Drive are identified as collector streets on the City's Major Street Plan. Based on the applicant's Master Plan 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 future land use designation of the property is Urban Neighborhood. The proposed Rezoning to Medium Density Residential District is consistent with the Comprehensive Plan. As previously noted, streets 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.</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**

 <b>A Balanced Pattern of Growth</b>	
BPG-3.1B	<p><b>Future Land Use Flexibility</b> – The property is currently zoned Low Density Residential District. The Medium Density Residential District would allow for single-family dwellings, townhomes, and multi-family dwellings. The proposed Rezoning request supports the Comprehensive Plan goals of supporting a mix of housing types and densities.</p>
 <b>A Vibrant, Livable Community</b>	
LC-2.1A	<p><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.</p>
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-1.2.C	<p><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.</p>
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<p><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 plat, E. Philadelphia Street and North Valley Drive will be extended to serve as access to the property. The streets are both classified as collector streets on the City's Major Street Plan.</p>
 <b>Economic Stability and Growth</b>	
EC-1.2A	<p><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.</p>

	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	The proposed Rezoning 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.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<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. Urban Neighborhood supports rezoning the property to Low Density Residential District II as proposed. The Urban Neighborhood designation identifies medium to high density housing as a primary use. The Medium Density Residential District allows single-family dwellings, townhomes, and multi-family developments. Rezoning the property as proposed is in compliance with the City’s Comprehensive Plan, and staff therefore supports the request.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Elk Vale Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
EV-NA1.1A	<b>Residential Growth:</b> The Comprehensive Plan supports the development of residential growth in the Elk Vale Road Neighborhood Area. The Rezoning request from Low Density Residential District to Medium Density Residential District supports the Comprehensive Plan goal of medium to high density residential growth.

<b>Findings</b>	
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 Medium Density Residential District allows higher density residential development including townhomes and multi-family dwellings. The proposed Rezoning request supports the Comprehensive Plan goal of promoting higher density residential growth in the Elk Vale Road Neighborhood Area, and as such, staff supports this Rezoning request.	

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