



Rapid City Planning Commission

Rezoning Project Report

February 4, 2021

Item #6
Applicant Request(s)
Case #21RZ003 – Rezoning from Light Industrial District to Medium Density Residential District
Companion Case(s): #21RZ002 – Rezoning request from General Agricultural District to Medium Density Residential District

Development Review Team Recommendation(s)
Staff recommends approval of the Rezoning request.

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from Light Industrial District to Medium Density Residential District for a parcel of land approximately 1.19 acres in size. The applicant has also submitted a Rezoning request to change the zoning designation on an adjacent 10.54-acre piece of land from General Agricultural District to Medium Density Residential District. The two Rezoning requests are for one existing lot known as Lot 3 of North Valley Park Subdivision.</p>

The property is located at 865 N. Valley Drive and is currently void of any structural development. The applicant’s Master Plan identifies land on the south side of N. Valley Drive and south of the ridge as appropriate for residential development.

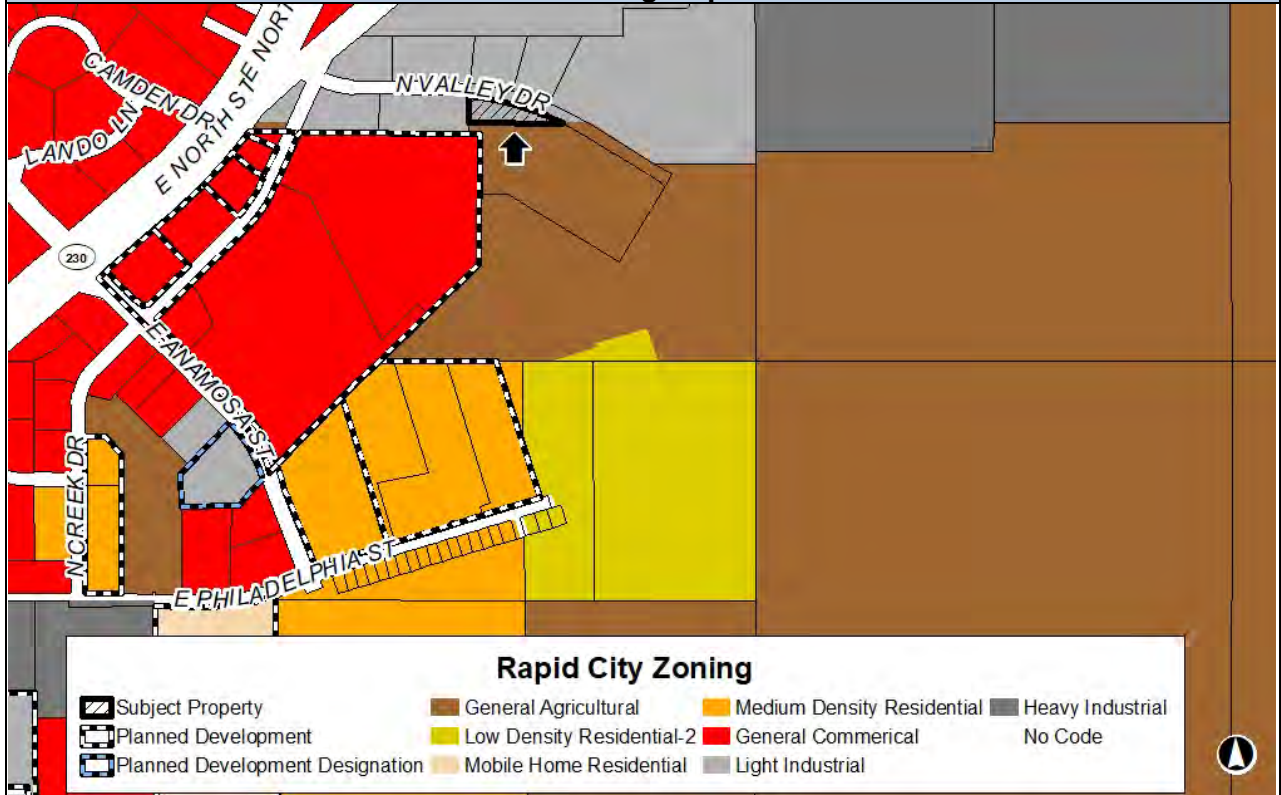
Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream, LLC	Planner: Fletcher Lacock
Property Owner: Yasmeen Dream, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: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

Subject Property Information	
Address/Location	865 N. Valley Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	North Valley Park Subdivision
Land Area	1.19 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 82 feet
Access	N. Valley Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	N/A

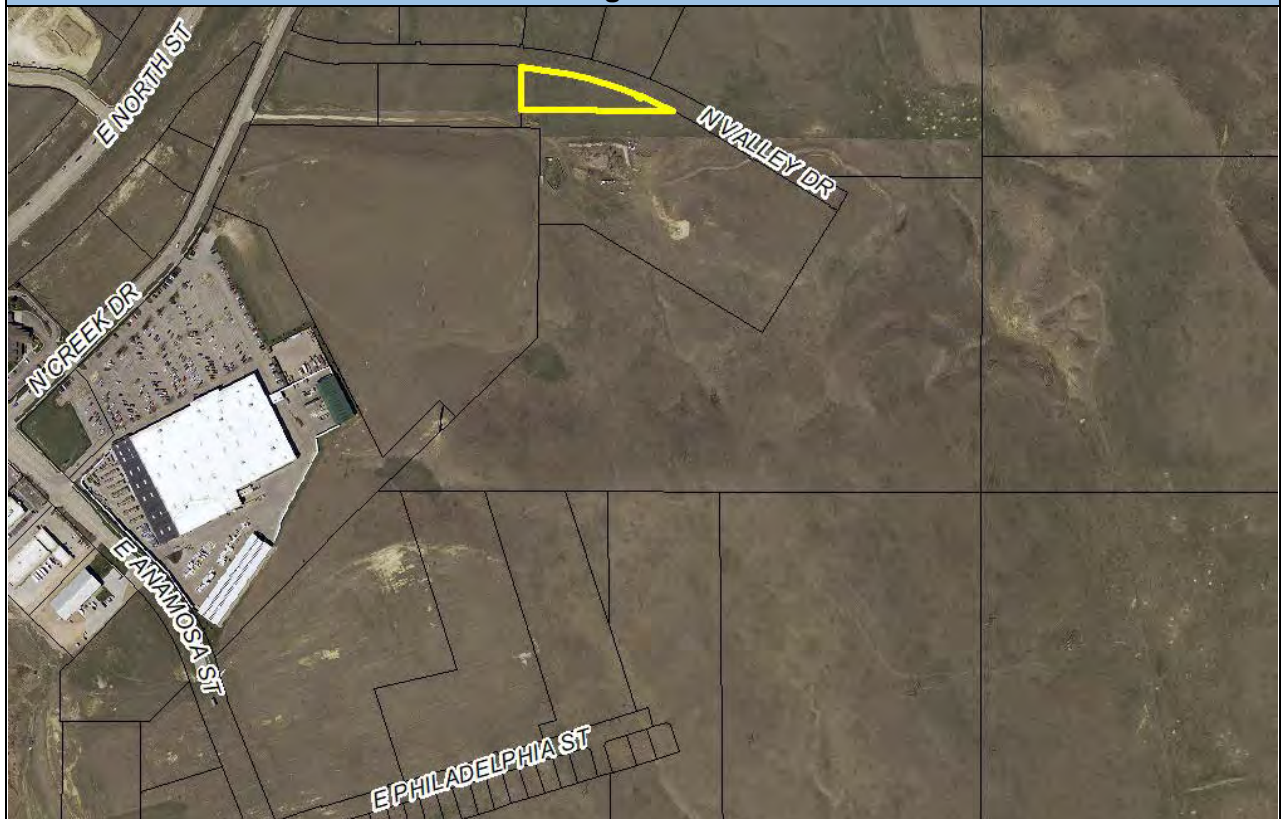
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	MUC	Void of structural development
Adjacent North	LI	MUC	Void of structural development
Adjacent South	GA	UN	Void of structural development
Adjacent East	LI	MUC	Void of structural development
Adjacent West	LI	MUC	Menards

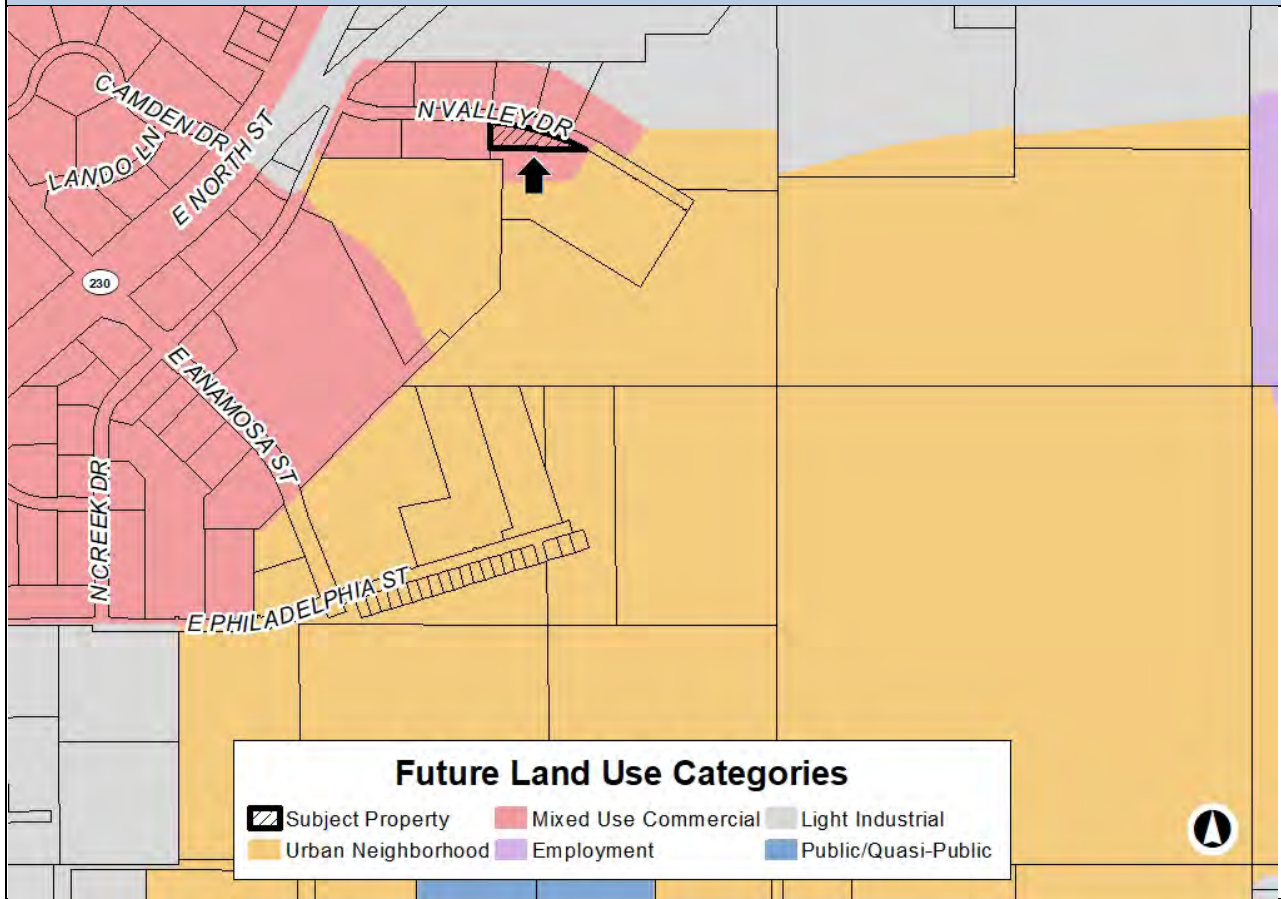
Zoning Map



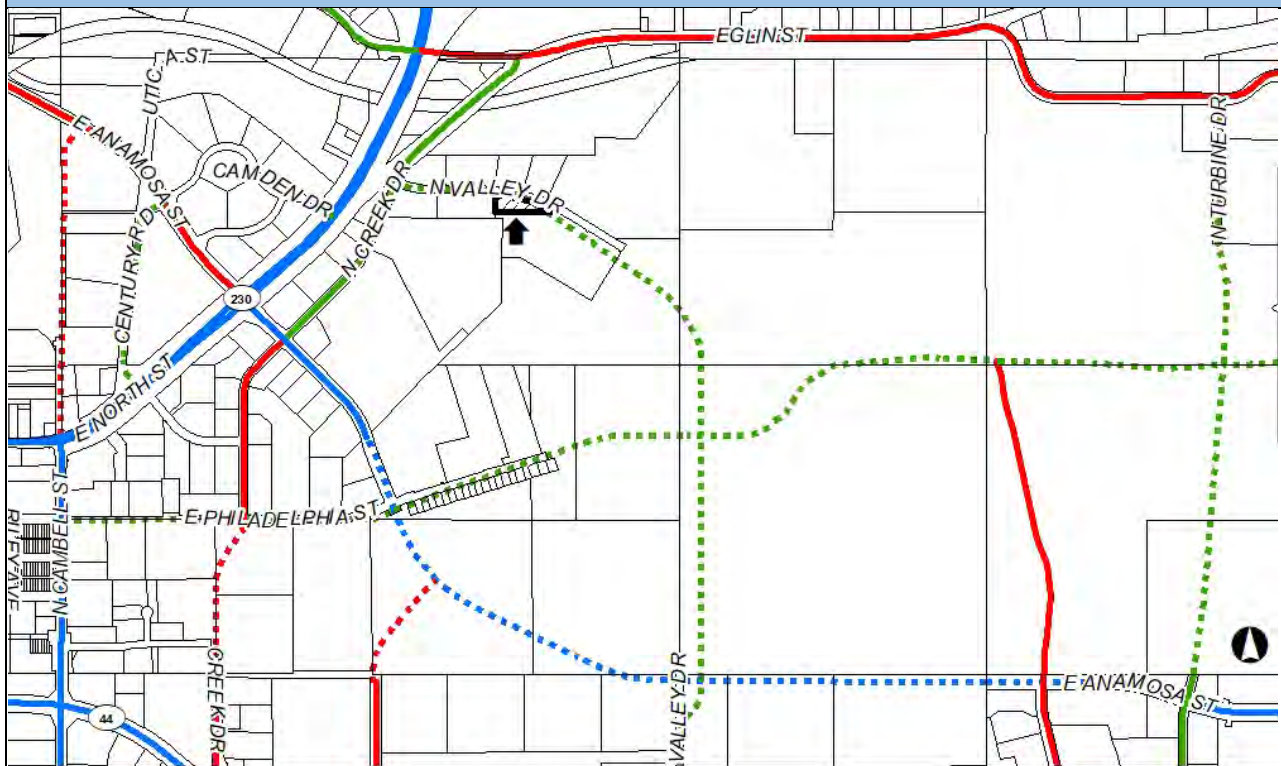
Existing Land Uses



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	49,658 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 Preliminary Subdivision Plan applications for properties located south and east of the subject property. The proposed construction of streets and utilities in the area is a substantial change supporting the 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 Mixed-Use Commercial. The remaining 10.54 acres of the subject property is identified as Urban Neighborhood. Staff will include the subject property in a future Comprehensive Plan Amendment to update the Future Land Use Designation. 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 N. Valley Drive which will serve as the primary access to the property. N. Valley Drive 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, staff will include the subject property in a future periodic Comprehensive Plan Amendment to update the Future Land Use Designation as the area continues to develop.
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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	
 A Balanced Pattern of Growth	
BPG-3.1A	Balanced Uses – The Master Plan identifies a mix of low, medium, and high density residential mixed into the area. Industrial uses are proposed north of the ridge with higher density residential proposed south and west of the future extension of N. Valley Drive.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types – As noted above, the proposed development of the area includes a mix of residential densities. The proposed Medium Density Residential District would allow apartments.
 A Safe, Healthy, Inclusive, and Skilled Community	
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 for development to the south also identifies a potential site for a future school.
 Efficient Transportation and Infrastructure Systems	
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. N. Valley Drive is identified as a Collector Street on the City’s Major Street Plan.
 Economic Stability and Growth	
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.
 Outstanding Recreational and Cultural Opportunities	
	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

Future Land Use Plan Designation(s):	Mixed-Use Commercial
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Design Standards:

N/A	As previously noted, the adjacent 10.54-acre piece of land is also being Rezoned to Medium Density Residential District. Both Rezoning requests are for existing Lot 3 of North Valley Park Subdivision. The adopted Comprehensive Plan supports future land use flexibility. As such, staff will include the subject property in a future periodic Comprehensive Plan Amendment.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	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. The applicant has submitted Master Plan(s) for this area of the City supporting the development of a medium to high-density residential development within this area of our community. The City’s Future Land Use Plan mirrored the applicant’s original Master Plan for this area. N. Valley Drive was intended to separate commercial and light industrial uses to the north from residential development to the south. However, construction of the street has resulted in an area of mixed-use commercial south of the street. This Rezoning request and the update to the Future Land Use Plan will correct this issue.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.