



Rapid City Planning Commission

Rezoning Project Report

April 22, 2021

Item #6
Applicant Request(s)
Case #21RZ011 – Rezoning request from General Agriculture District to Low Density Residential District I
Companion Case(s) – #21PL003 – Preliminary Subdivision Plan to create 53 residential units for Auburn Hills Subdivision

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved.

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agriculture District to Low Density Residential District 1 for a parcel of land approximately 12.98 acres in size. The applicant has also submitted a Preliminary Subdivision Plan application to create 53 residential units as part of the Auburn Hills Subdivision. The subject property is included in the Preliminary Subdivision Plan.</p>

The property is located west of the western terminus of Coal Bank Drive. Currently, the property is void of any structural development.

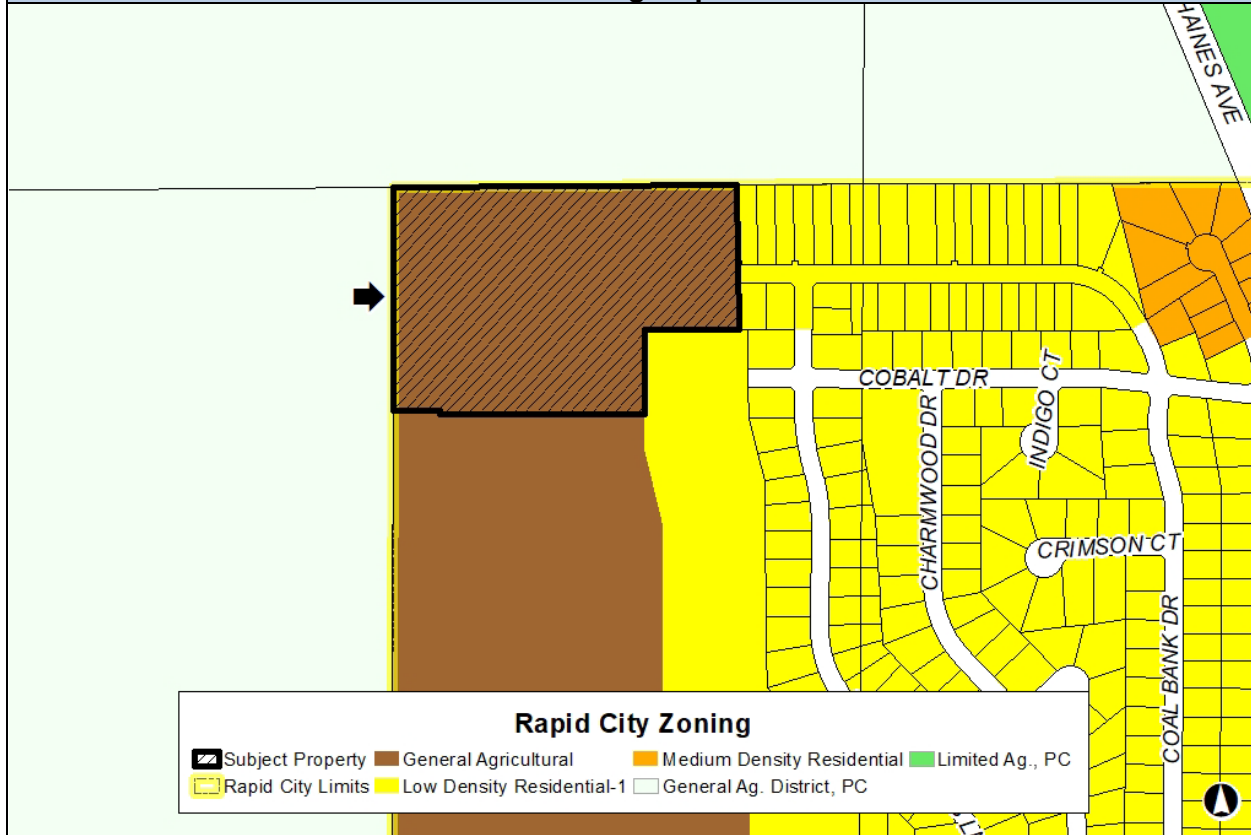
Applicant Information	Development Review Team Contacts
Applicant: DOECK, LLC	Planner: Marty Gillies
Property Owner: DOECK, LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Longbranch Civil Engineering, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	West of the western terminus of Coal Bank Drive
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Proposed Auburn Hills Subdivision
Land Area	12.98 acres
Existing Buildings	Void of structural development
Topography	Gentle rise in elevation from south to north
Access	Coal Bank Drive & Cobalt Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

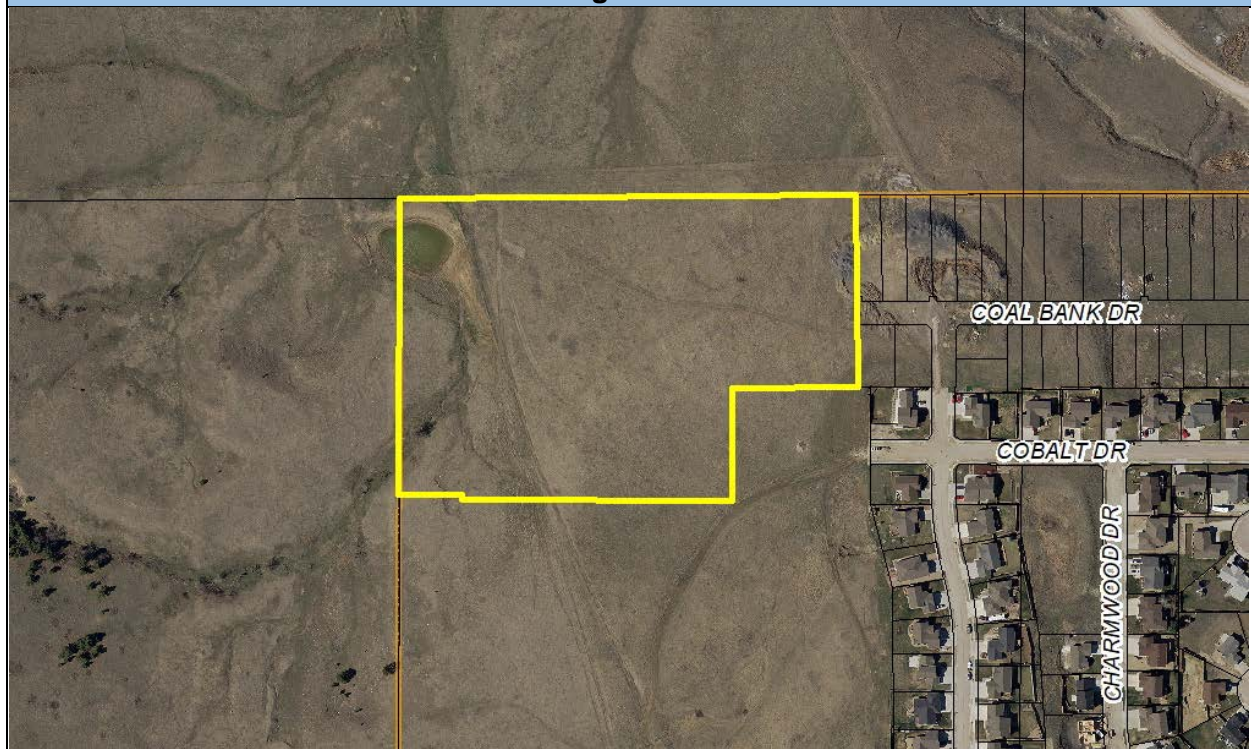
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Void of structural development
Adjacent North	Penn. Co. – Ag.	RR	Void of structural development
Adjacent South	GA	LDN	Void of structural development
Adjacent East	LDR-I	LDN	Single-family residential lots
Adjacent West	Penn. Co. – Ag.	FC	Void of structural development

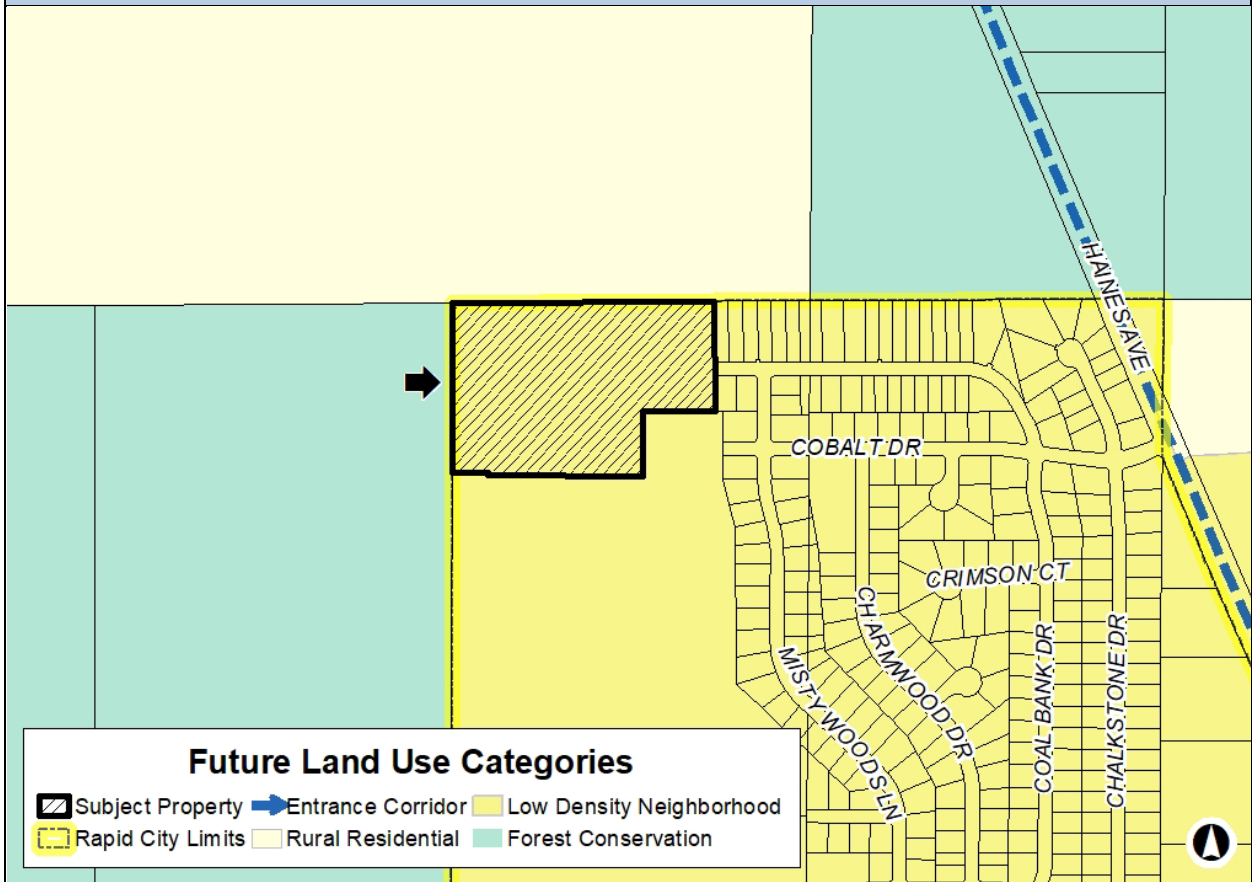
Zoning Map



Existing Land Uses



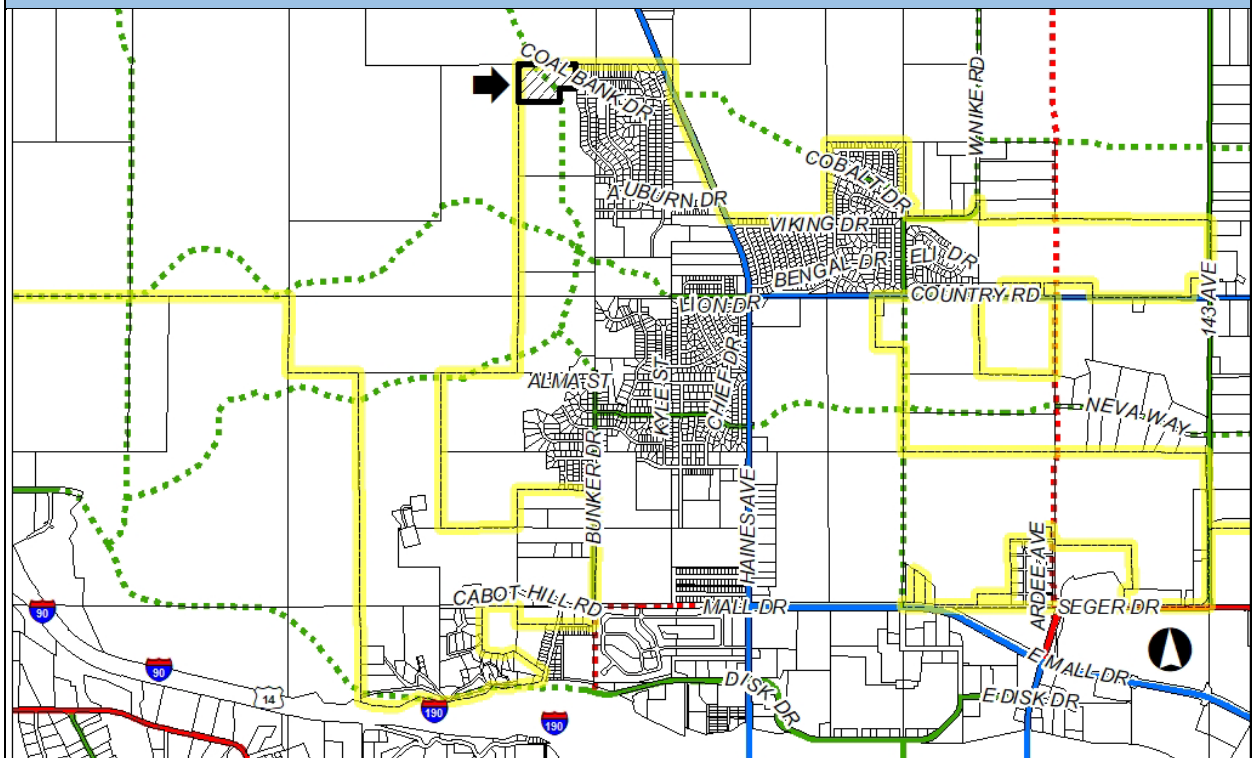
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Entrance Corridor
- Low Density Neighborhood
- Rapid City Limits
- Forest Conservation
- Rural Residential

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District I	Required	Proposed	
Lot Area	6,500 square feet	12.98 acres	
Lot Frontage / Lot Width	50 feet	N/A	
Maximum Building Heights	2 1/2 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	25 feet-Arterial or Collector Street 20 feet-Local or Lane Place Street	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	Same as Front Setback	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.	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 City's Future Land Use Plan currently identifies the appropriate use of the property as Low Density Neighborhood. The properties to the south and east are also identified as Low Density Neighborhood. Low Density Neighborhood supports Low Density Residential District I as a primary zoning designation to support a range of one and two unit housing types. Based on the applicant's Master Plan, staff supports the change. Rezoning the property as proposed is 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 west of the western terminus of Coal Bank Drive, which will serve as the primary access to the property. The associated Master Plan also identifies the extension of Cobalt Drive through the property. Coal Bank Drive and Cobalt Drive are identified as local pursuant to the Infrastructure Design Criteria Manual. 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.
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 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.

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-1.2A	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.
	A Vibrant, Livable Community
LC-2.1A	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 City's Urban Services Boundary. City water and sewer will be extended to serve the future development on the property.
	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 mix of residential development will create housing options for students within our community.
	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. As a part of the associated plat, Coal Bank Drive and Cobalt Drive will be extended to serve as access to the property. The streets are both classified as local streets pursuant to the Infrastructure Design Criteria Manual.
	Economic Stability and Growth
EC-1.2A	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. Rezoning the property as proposed will allow for a housing development in close proximity to Haines Avenue, an identified Entrance Corridor.
	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
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Design Standards:

N/A	As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Low Density Neighborhood. Low Density Neighborhood supports rezoning the property to Low Density Residential District I as proposed. In addition, the applicant has submitted a Master Plan for this property 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.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Deadwood Avenue Neighborhood Area
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Neighborhood Goal/Policy:

DA-NA1.1A	Residential Neighborhoods: The proposed Rezone supports the goal of promoting new residential growth and encouraging infill development.
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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 and infill development near Haines Avenue, an Entrance Corridor. The applicant has submitted a Master Plan for this property supporting 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.