



# Rapid City Planning Commission

## Rezoning Project Report

May 26, 2021

<b>Item #13</b>
<b>Applicant Request(s)</b>
Case #21RZ016 – Rezoning request from General Agricultural District to Medium Density Residential District.

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

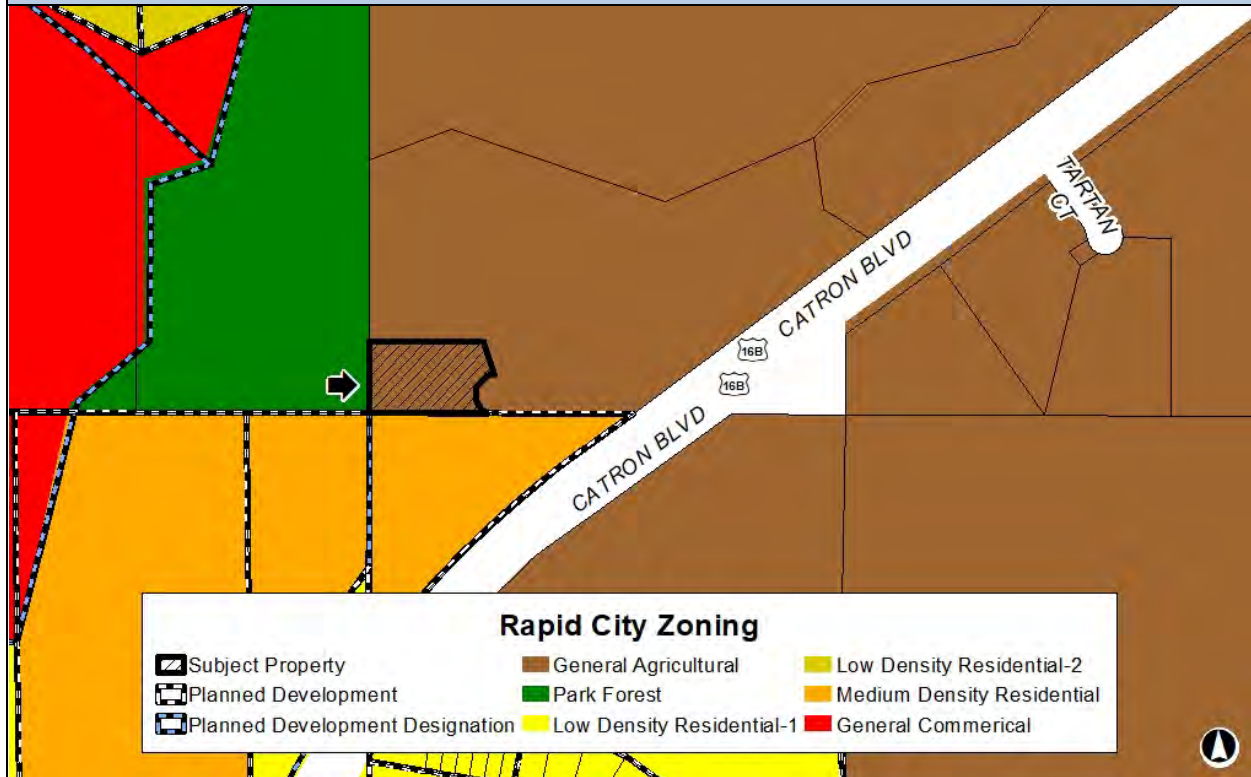
<b>Project Summary Brief</b>	
<p>The applicant requests to rezone 1.5 acres of undeveloped property from General Agricultural District to Medium Density Residential District. Currently, there is no structural development on the property. The application submitted with the Rezoning request states that future development will consist of one apartment lot. There are no land use conflicts identified with the surrounding uses. The proposed future development is generally consistent with the Future Land Use Plan for this area which shows predominantly Urban Neighborhood and Low Density Neighborhood north of Catron Boulevard. Catron Boulevard will serve as access to the subject property. As a part of the associated Preliminary Subdivision Plan application, the applicant must secure a permit from the South Dakota Department of Transportation to allow a street connection to Catron Boulevard, a State highway. Catron Boulevard is identified as a Principal Arterial Street on the City’s Major Street Plan and is currently designed to accommodate large volumes of traffic. Any required street improvements will be addressed as a part of the associated plat review and approval.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Coldwell Banker Black Hills Legacy	Planner: Sarah Hanzel
Property Owner: Philips Re Holding	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Longbranch Civil Engineering	School District: N/A
Surveyor: N/A	Water/Sewer:
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	North of Catron Boulevard between Wellington Drive and Tartan Court
Neighborhood	US Highway 16 Neighborhood Area
Subdivision	Par Subdivision
Land Area	1.5 acres
Existing Buildings	None
Topography	Slightly hilly terrain
Access	Catron Boulevard
Water Provider	City of Rapid City
Sewer Provider	City of Rapid City
Electric/Gas Provider	Black Hills Energy
Floodplain	Not Applicable

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Void of structural Development
Adjacent North	GA	LDN	Ravine, single family homes
Adjacent South	MDR	UN	Void of structural development
Adjacent East	MDR	LDN	Large lot single family residence
Adjacent West	PF	FC	Void of structural development

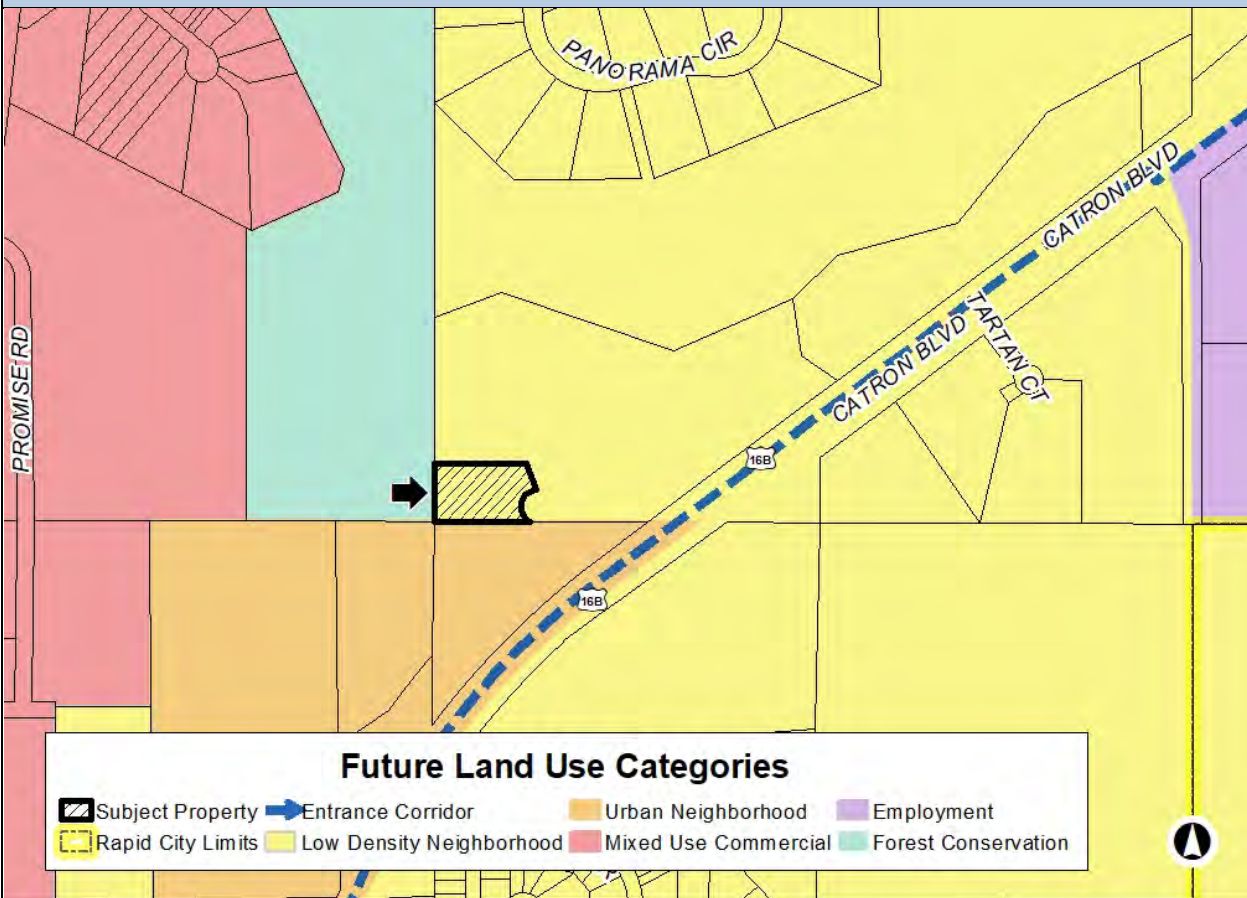
**Zoning Map**



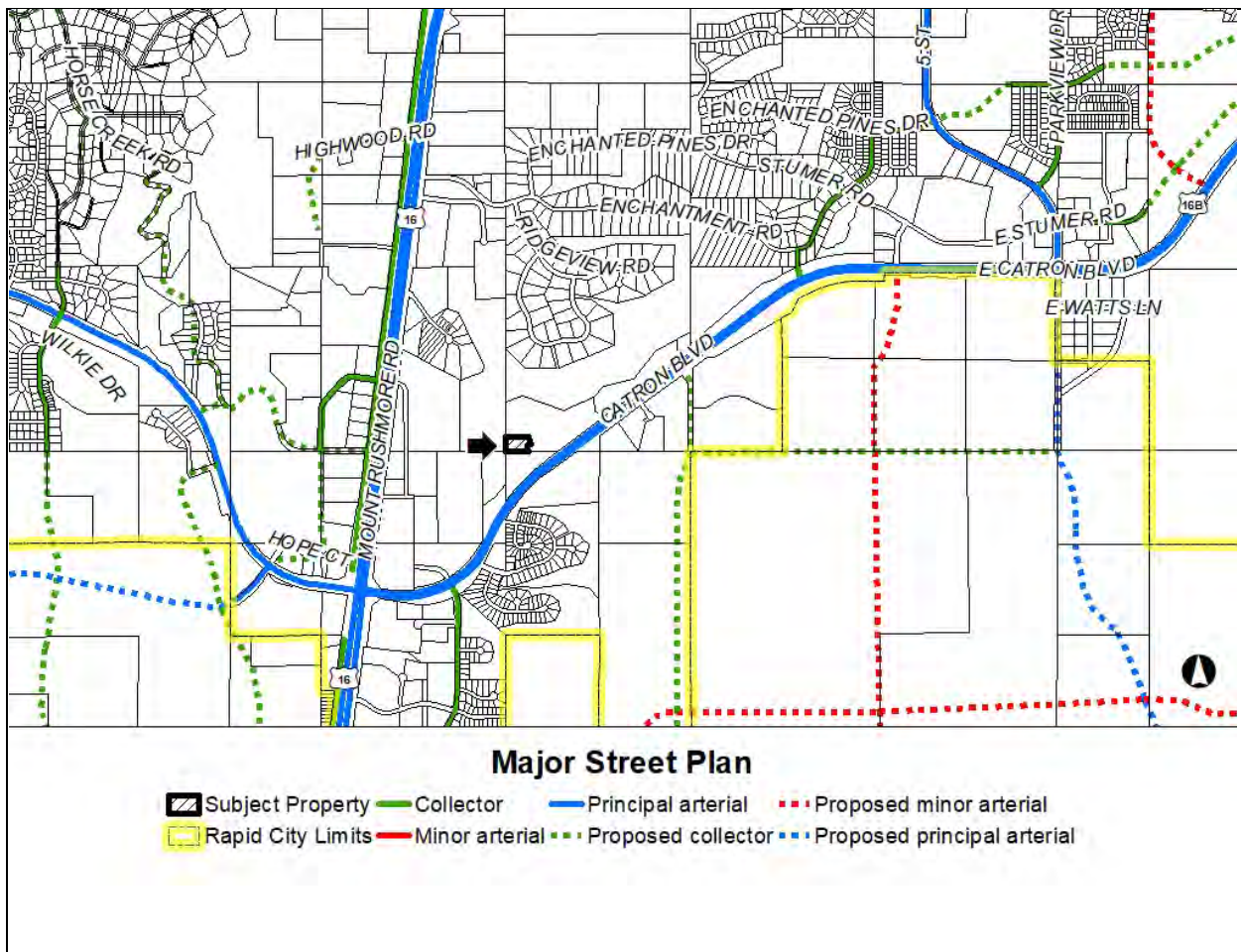
**Existing Land Uses**



**Comprehensive Plan Future Land Use**



**Parks or Transportation Plan**



Relevant Case History			
Case/File#	Date	Request	Action
21PL040	5/26/21	Layout Plan	Unknown
21RZ017	5/26/21	Rezone from General Agricultural District to Medium Density Residential District	Unknown
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 sq. ft. + depending on use	Unknown	
Lot Frontage / Lot Width	50 ft.	Unknown	
Maximum Building Heights	3 stories or 35 ft.	Unknown	
Maximum Density	30%	Unknown	
Maximum Building Setback:			
<ul style="list-style-type: none"> <li>Front</li> <li>Side</li> <li>Rear</li> </ul>	<ul style="list-style-type: none"> <li>25 ft. +</li> <li>8 – 12 ft.</li> <li>25 ft.</li> </ul>	Unknown	
Minimum Landscape Requirements:			
<ul style="list-style-type: none"> <li># of landscape points</li> </ul>	Per 17.66.060C	Unknown	
Minimum Parking Requirements:	Per 17.66.060B	Unknown	
<ul style="list-style-type: none"> <li># of parking spaces</li> <li># of ADA spaces</li> </ul>			
Signage	Per 17.50.080 to 17.50.100	Unknown	

**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 proposed rezone is requested in order to develop the site. Currently there is no structural development on the property. The applicant has submitted a Preliminary Subdivision Plan (21PL040) application to create one apartment lot, 36 townhome lots, 3-single family residential lots and one drainage lot. The lots will range in size from 0.113 acres to 5.9765 acres and are to be known as the Catron Ridge Subdivision. The proposed future development on the site constitutes the changing condition of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Medium Density Residential District is to provide for medium to high population density. Apartments are a permitted use in the Medium Density Residential District which is consistent with the identified future development of an apartment.
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.	<p>Catron Boulevard will serve as access to the subject property. As a part of the associated Preliminary Subdivision Plan application, the applicant must secure a permit from the South Dakota Department of Transportation to allow a street connection to Catron Boulevard, a State highway. Catron Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan and is currently designed to accommodate large volumes of traffic. Any required street improvements will be addressed as a part of the plat review and approval.</p> <p>The proposed future development is generally consistent with the Future Land Use Plan for this area which shows predominantly Urban Neighborhood and Low Density Neighborhood north of Catron Boulevard.</p> <p>There are no land use conflicts identified with the surrounding uses. Property to the north and east of the subject property is currently undeveloped and zoned General Agricultural District. It is proposed to be rezoned Low Density Residential District II (21RZ017). Property to the south is currently undeveloped and zoned Medium Density Residential District. Property to the west is undeveloped forested area, zoned Park Forest District.</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.	This Rezoning request is consistent with the City's Comprehensive Plan and Future Land Use plan, as stated previously. Any required street improvements will be addressed as a part of the plat review and approval.






**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-3.1B	<u>Future Land Use Flexibility</u> : Provide flexibility in applying the Future Land Use categories by encouraging a range of densities and a mix of land uses and allowing administrative interpretation when the map does not perfectly align with parcels of land.
BPG-3.2A	<u>Mix of Housing Types</u> : Encourage the development of a range of housing types, sizes, prices, and densities within individual neighborhoods.
	<b>A Vibrant, Livable Community</b>
N/A	
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : 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.

<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. The proposed Rezoning request from General Agricultural District to Medium Density Residential District is in compliance with the adopted Comprehensive Plan and is necessitated by the pending development of the property.	

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