



Rapid City Planning Commission

Rezoning Project Report

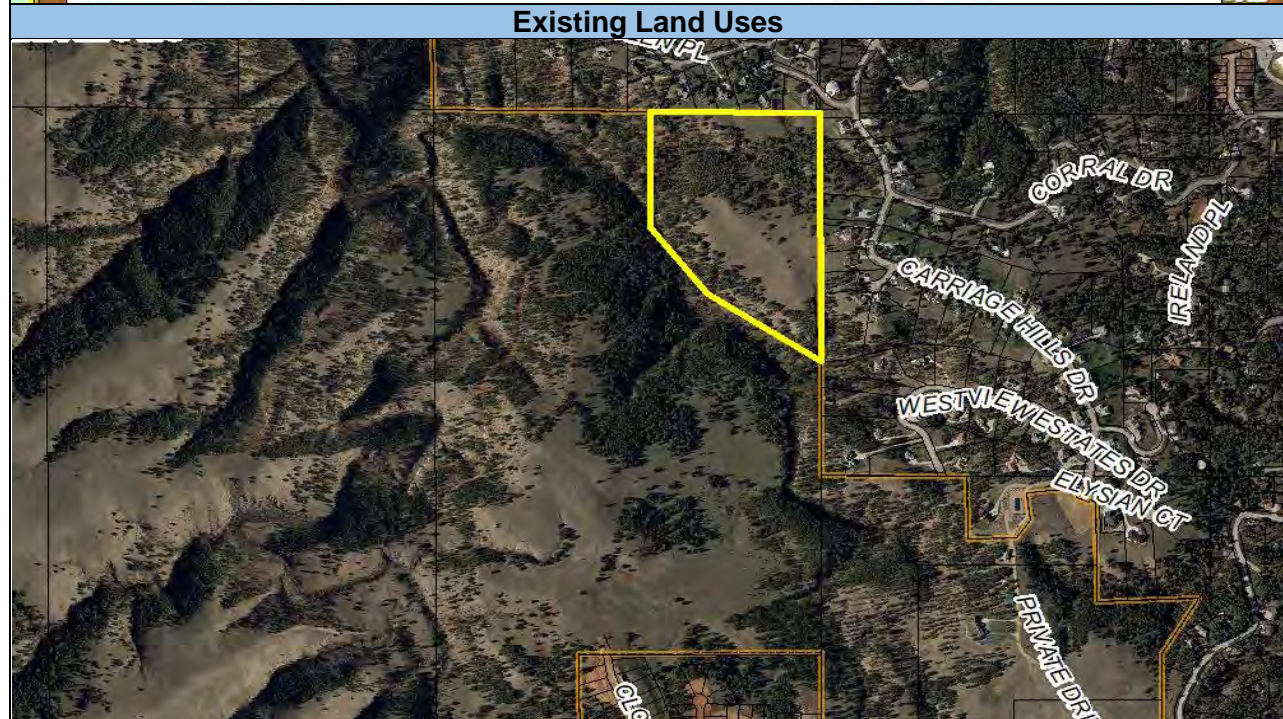
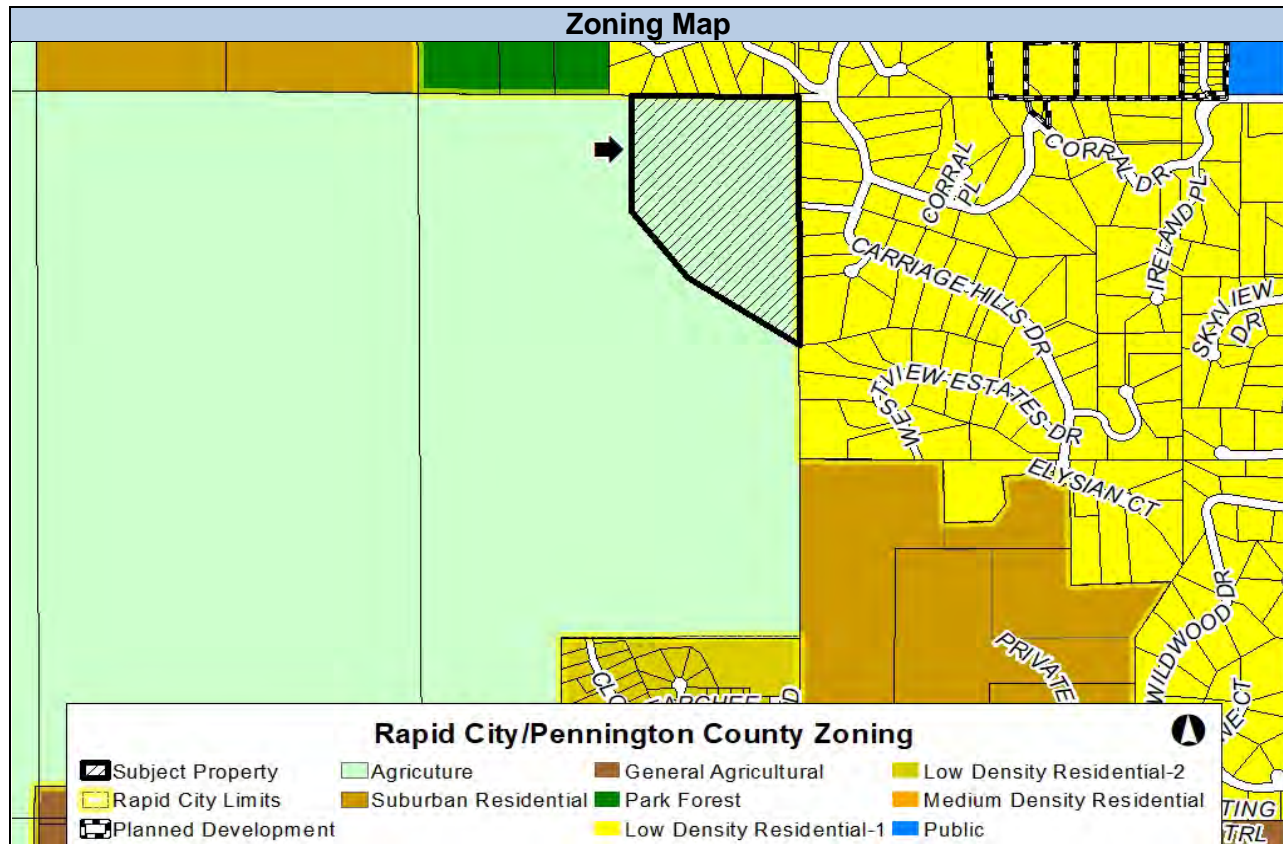
September 9, 2021

Applicant Request(s)	Item #4
Case # 21RZ020: Rezoning Request from No Use District to Park Forest District	
Companion Case(s) #: 21RZ019 – Rezone from No-Use District to Low Density Residential District II ; 21AN001 – Petition of Annexation	

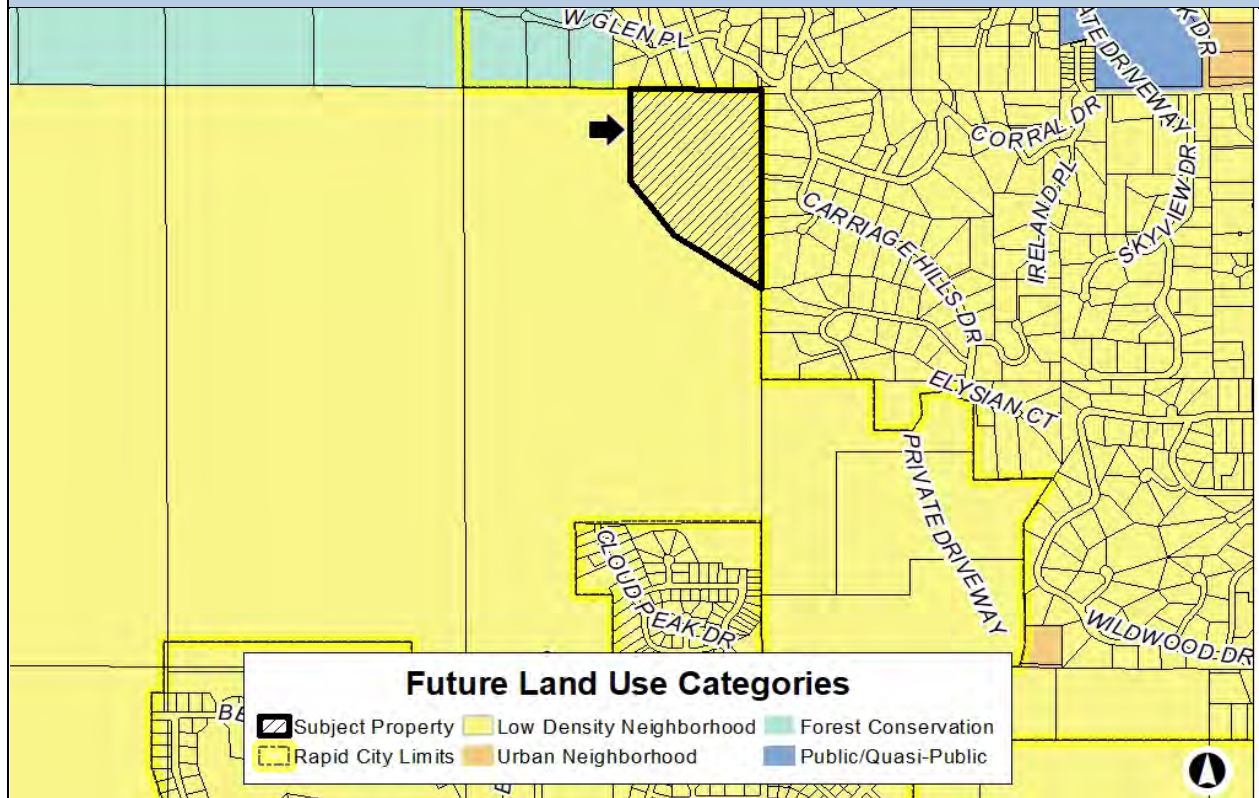
Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning from No Use District to Park Forest District be approved.

Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone approximately 37.25 acres of undeveloped property from No Use District to Park Forest District in conjunction with a petition for annexation (21AN001). The City's Future Land Use Plan designates this area as Low Density Neighborhood. The property is currently accessed from Cloud Peak Drive, a local street. The proposed rezoning request is consistent with surrounding land uses and the character of the area. The area currently consists of dense woods and steep slopes. Property to the north and east is zoned Low-Density Residential District I in the City of Rapid City and consists of single-family residences. Property to the west is zoned as Agriculture in Pennington County and is currently undeveloped. Property to the south is zoned Agriculture in Pennington County and is currently undeveloped. The applicant has also submitted a rezoning request to rezone property located to the south of the subject property from No-Use District to Low Density Residential District II (21RZ019).</p>	
Applicant Information	Development Review Team Contacts
Applicant: Jim Scull of Watershed Development II, LLC	Planner: Karl Bauer
Property Owner: Watershed Development II, LLC	Engineer: Emily Fisher
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Emily Fisher
Project Planner: KTM Design Solutions, Inc.	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	North of terminus of Cloud Peak Drive
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Proposed Highpointe Ranch North
Land Area	37.25 acres
Existing Buildings	N/A
Topography	Steep slopes
Access	ROW extending from Carriage Hills Drive, located between 4823 and 4813 Carriage Hills Drive and adjacent to 4615 Carriage Hills Drive.
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power
Floodplain	N/A
Other	N/A

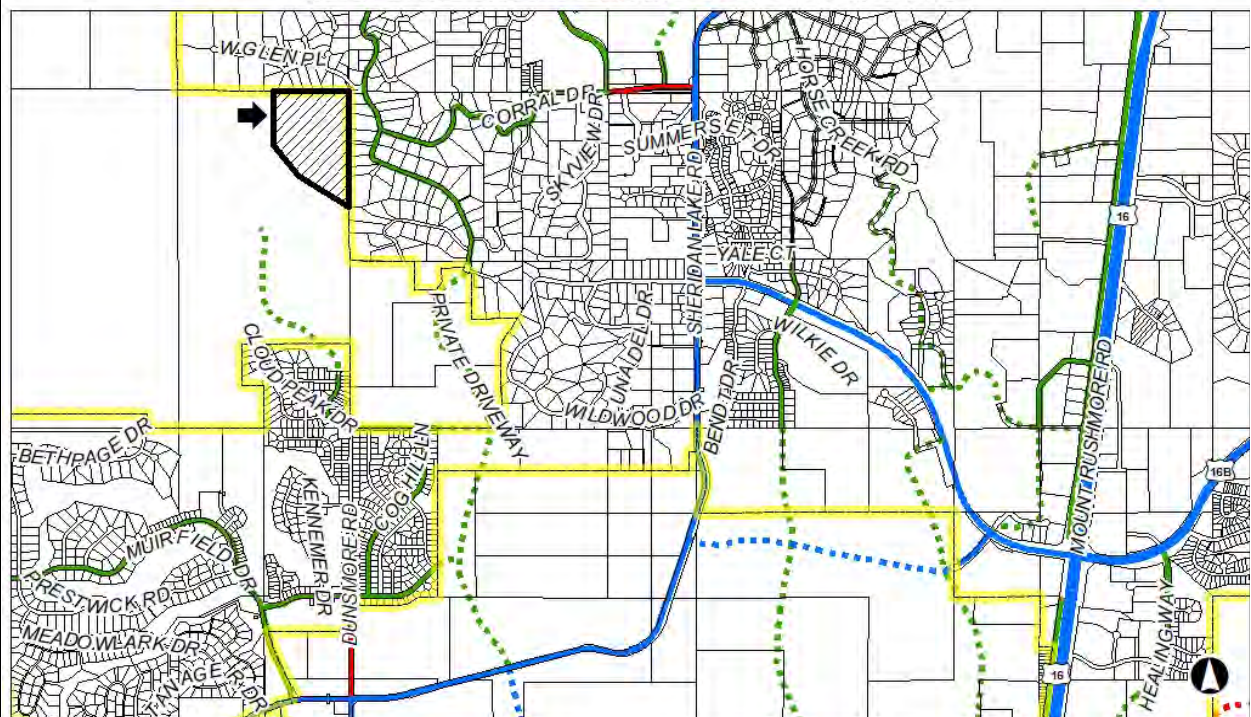
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Agriculture – PC	LDN	Void of structural development
Adjacent North	LDR1 – RC	LDN	Single-family residential
Adjacent South	Agriculture – PC	LDN	Void of structural development
Adjacent East	LDR1 – RC	LDN	Single-family residential
Adjacent West	Agriculture – PC	LDN	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Park Forest District	Required		Existing
Lot Area	3 acres per 17.08.040(F)		N/A
Lot Frontage	50 feet per 17.08.040(E)		N/A
Maximum Building Heights	15-35 feet per 17.08.050		N/A
Maximum Density	25% lot area coverage per 17.08.040(G)		N/A
Minimum Building Setback:			N/A
• Front	20 – 35 feet per 17.08.040(A)		N/A
• Side	30 – 40 feet per 17.08.040(B)		N/A
• Rear	20 – 50 feet per 17.08.040(C)		N/A
Minimum Landscape Requirements:	Per 17.50.300		N/A
• # of landscape points			N/A
• # of landscape islands			N/A
Minimum Parking Requirements:	Per 17.50.270.		N/A
• # of parking spaces			N/A
• # of ADA spaces			N/A
Signage	Per 17.50.080 - 100		N/A
Fencing	Per 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.	An annexation petition for the property (21AN001) is being requested simultaneously. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Park Forest District is to “provide the city with an area to be preserved for its natural beauty and open character.” The Development Review team concluded that the proposed Park Forest District zoning designation reflects the Low Density Neighborhood designation identified in the Future Land Use Plan for this property.
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 proposed rezoning request is consistent with surrounding land uses. Property to the north and east is zoned Low Density Residential District I in the City of Rapid City, property to the south and west is zoned Agriculture in Pennington County. Property located to the northwest of the subject property is currently zoned Park Forest District.
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.	Access to the property is from an existing right-of-way extending from Carriage Hills Drive. This rezoning request is consistent with the Comprehensive Plan, <i>Plan Rapid City</i> , and the Future Land Use Plan designation of Low Density Neighborhood. While Park Forest District is not identified as a zoning district that matches the character of the Low Density Neighborhood Future Land Use, it is a less intense use than the listed zoning districts. Because of the

	topographical limitations of the property, the Development Review Team has determined that Park Forest, with its larger minimum required lot size of three acres, is an appropriate zoning designation for this property.
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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-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	
	Outstanding Recreational and Cultural Opportunities
RC-1.2C	Encourage the protection of unique natural features and the incorporation of linkages to the overall system of trails in the design of new neighborhoods
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	Design standards are not reviewed during the rezoning process.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood
Neighborhood Goal/Policy:	

SEC-NA1.1I: Annexation	Require the annexation of contiguous properties when development occurs.
SEC-NA1.1J Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.

The Development Review Team recommends approving the request to rezone property from No Use District to Low Density Residential District II for the following reasons:

•	The rezone is requested due to the annexation of the subject property (21AN001).
•	The proposed zoning amendment is a less intense use than the Future Land Plan designation of Low Density Neighborhood.
•	A review of the criteria listed in 17.54.040.D has not identified any adverse impacts associated with the rezoning of this property.

Staff recommends that the Rezoning from No Use District to Park Forest District be approved contingent on approval of the petition for annexation.