



# Rapid City Planning Commission

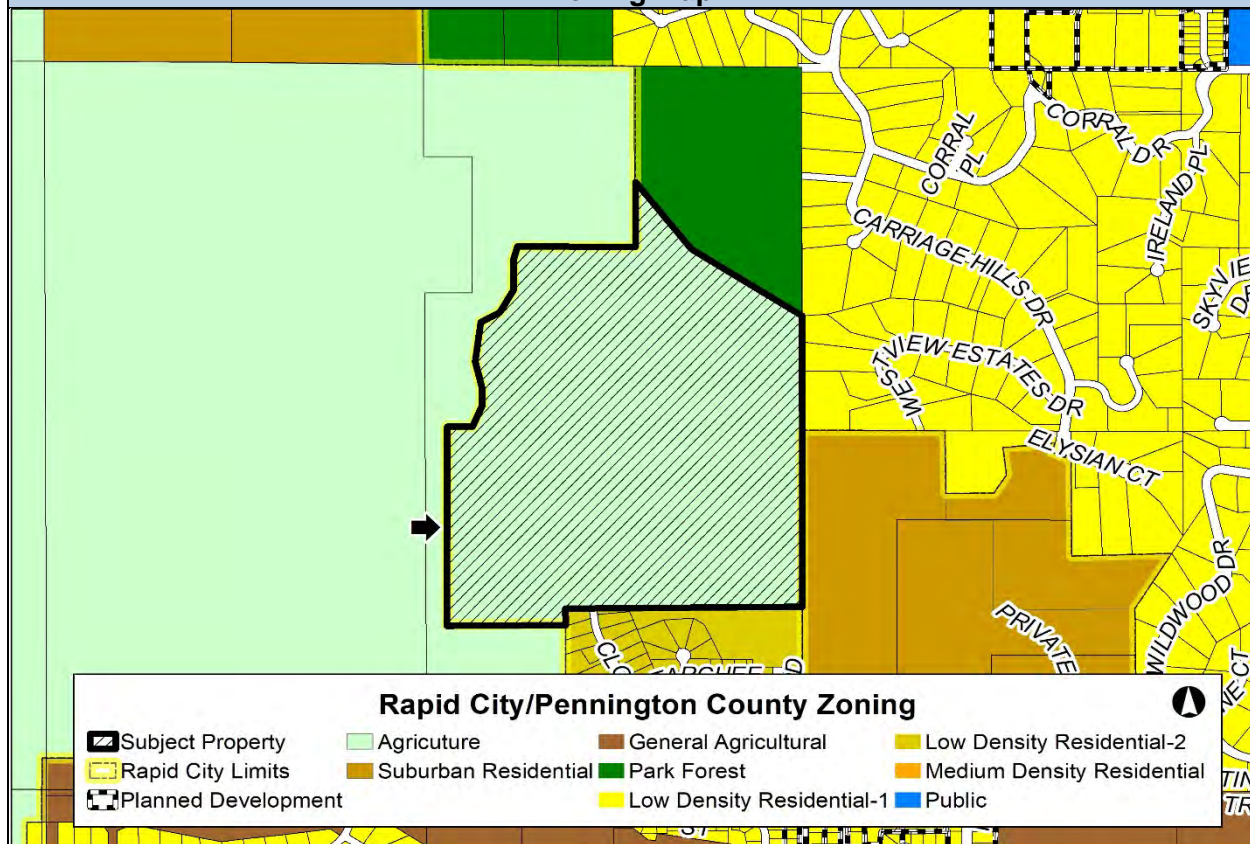
## Rezoning Project Report

November 24, 2021

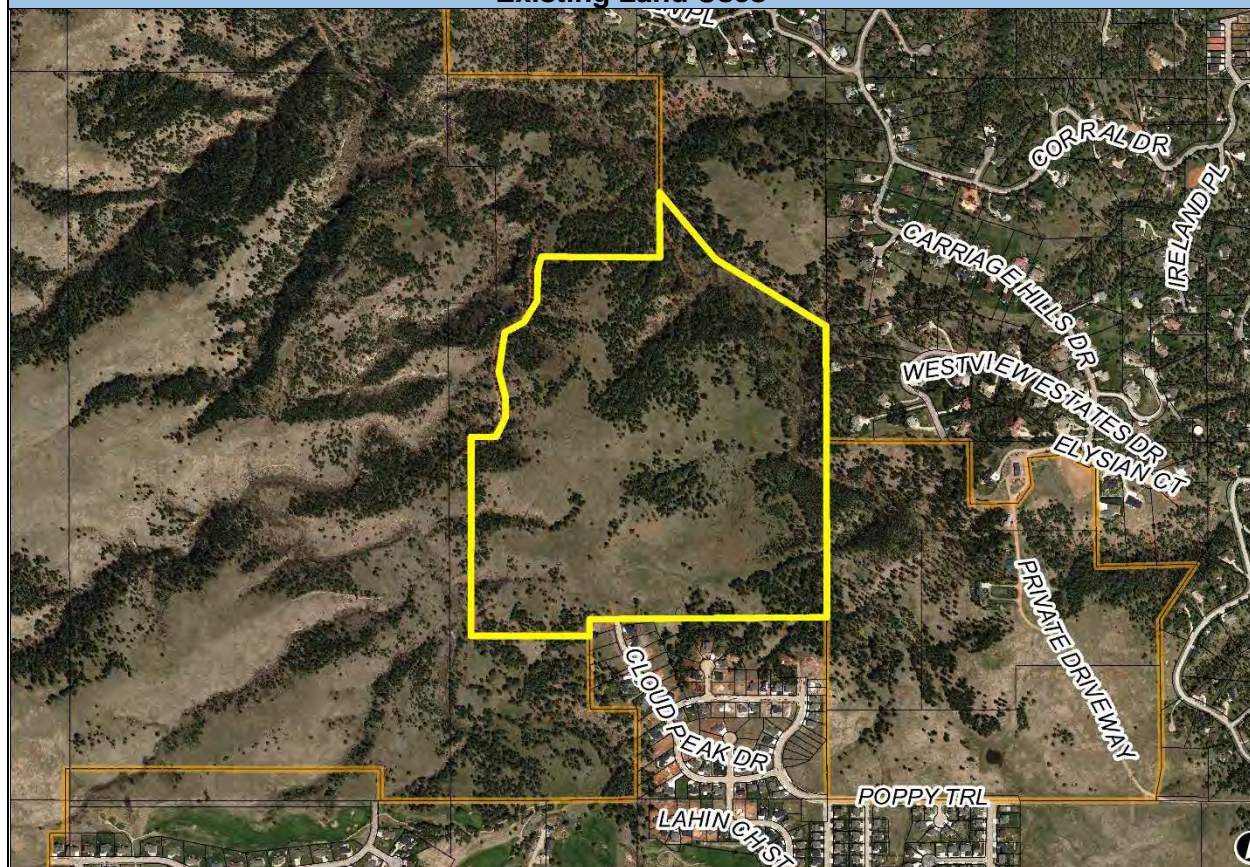
Applicant Request(s)		Item #26	
Case # 21RZ019: Rezoning Request from No-Use District to Low Density Residential District II			
Companion Case(s) #: 21PL091 – Preliminary Subdivision Plan; 21AN001 – Petition of Annexation			
Development Review Team Recommendation(s)			
The Development Review Team recommends that the request to Rezone property from No-Use District to Low Density Residential District II be approved.			
Project Summary Brief			
The applicant has submitted a Rezoning request to change the zoning designation of the property from No-Use District to Low Density Residential District II. The property was recently annexed into the City of Rapid City. In addition, the applicant has submitted a Preliminary Subdivision Plan application (File #21PL091) to subdivide the subject property into 178 residential lots that is being considered in conjunction with this item. The property is located at the northern terminus of Cloud Peak Drive and is currently void of any structural development.			
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	140.9 acres		
Existing Buildings	N/A		
Topography	Steep slopes		
Access	Cloud Peak Drive		
Water Provider	Rapid City		
Sewer Provider	Rapid City		
Electric/Gas Provider	Black Hills Energy		
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	PF – RC	LDN	Void of Structural Development
Adjacent South	Agriculture – PC and LDR2 – RC	LDN	Single-Family Residences and townhomes

Adjacent East	SR – PC and LDR-1 – RC	LDN	Single-Family Residences
Adjacent West	Agriculture – PC	LDN	Void of Structural Development

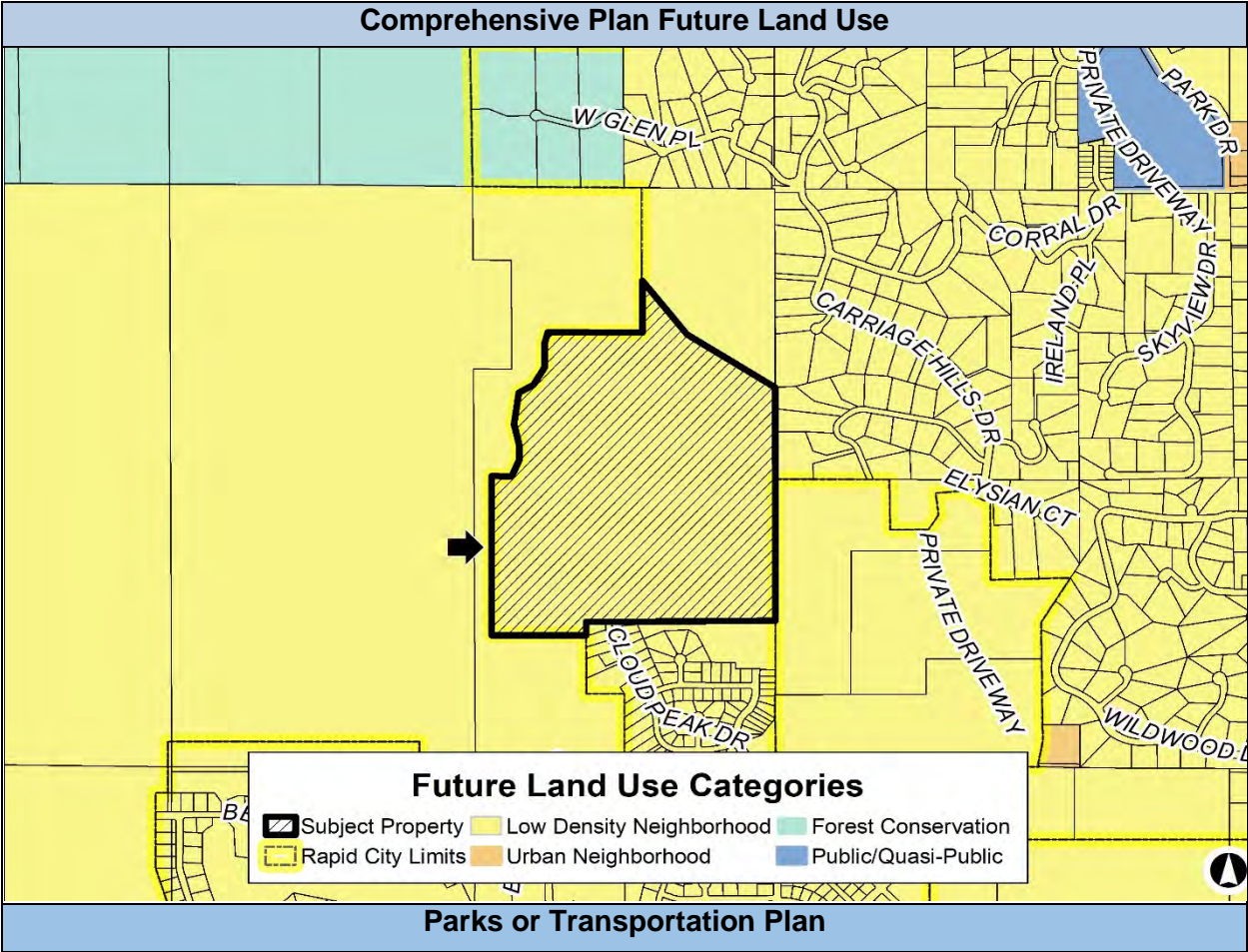
### Zoning Map

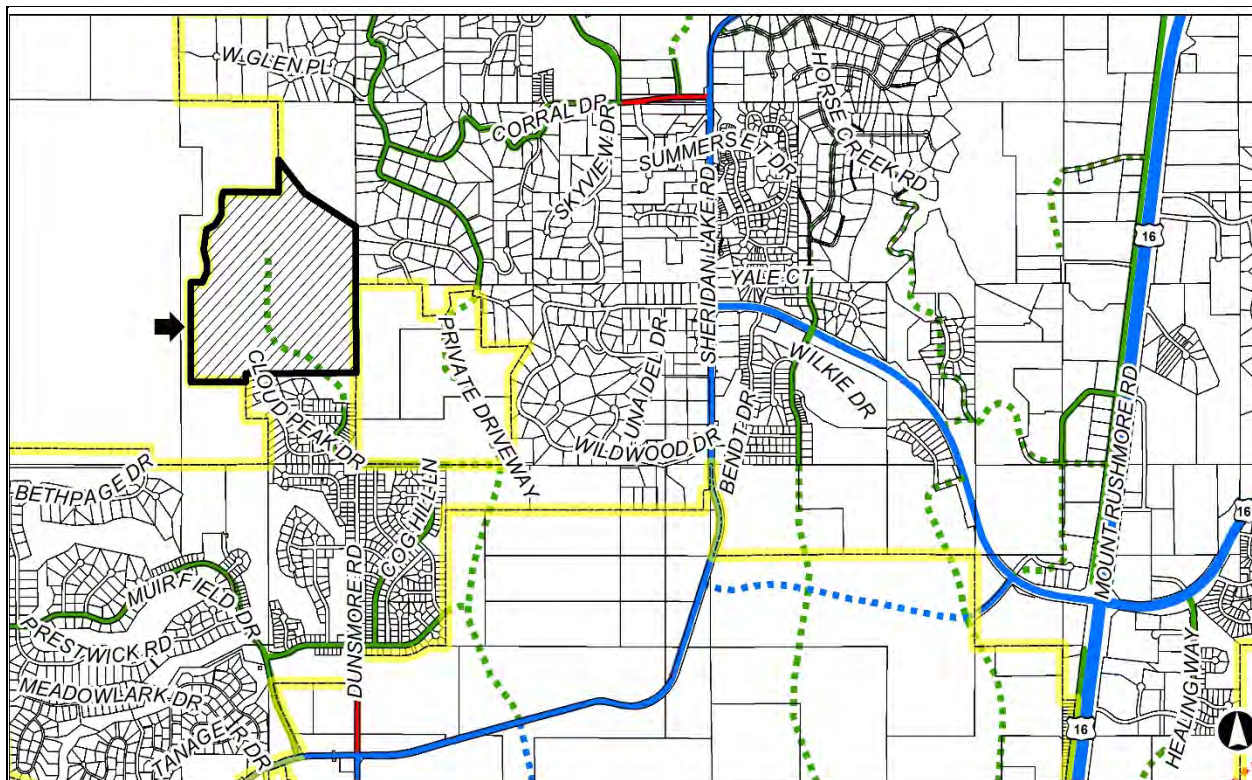


### Existing Land Uses









### Major Street Plan

Subject Property
  Collector
  Principal arterial
  Proposed minor arterial  
 Rapid City Limits
  Minor arterial
  Proposed collector
  Proposed principal arterial

### Relevant Case History

Case/File#	Date	Request	Action
21AN001	9-20-2021 City Council	Petition of Annexation	Approved
21RZ020	10-4-21 City Council 2 <sup>nd</sup> Hearing	Rezone from NU to PF	Approved
21PL091	11-24-21 Planning Commission	Preliminary Subdivision Plan	For Review by PC

### Relevant Zoning District Regulations








Low Density Residential District II	Required	Existing
Lot Area	6,500 square feet	N/A
Lot Frontage	N/A	N/A
Maximum Building Heights	2½ stories or 35 feet	N/A
Maximum Density	30%	N/A
Minimum Building Setback:		N/A
• Front	20-25 feet	N/A
• Side	8-12 feet	N/A
• Rear	25 feet	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

<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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) was approved by the City Council on September 20, 2021. All annexed lands are temporarily designated as a No Use Zoning District and must be rezoned within 120 days of being annexed. The annexation of the property constitutes the changing condition requiring that the property be rezoned.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the subject property is Low Density Neighborhood. The City's Comprehensive Plan identifies that the Low Density Residential District II zoning district is a typical and appropriate zoning district within Low Density Neighborhood areas. The purpose of the Low Density Residential District II is "to provide for a slightly higher population density, but with basic restrictions similar to LDR-I District." As such, the proposed Rezoning is consistent with the City's adopted 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 proposed rezoning request is consistent with surrounding land uses. Property to the south is zoned Low Density Residential District II in the City of Rapid City. Property to the west is zoned Agriculture in Pennington County. Property to the north is zoned Park Forest District in the City of Rapid City. Property to the east is zoned Suburban Residential in Pennington County and Low Density Residential District I in the City of Rapid City. The land uses that are permitted in the Low Density Residential II zoning district include single family homes and townhomes. These uses are similar in character to existing surrounding land uses.
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>The subject property is located within the City's Urban Services Boundary. However, as part of platting the property, the applicant will be required to demonstrate that the design of public utilities, drainage, and street improvements will meet City criteria.</p> <p>Access to the property is from Cloud Peak Drive and Wind River Road, which extend from the Highpointe Ranch Subdivision to the south. These are local streets on the City's Major Street Plan. Due to the increase in density caused by platting this area, a Traffic Impact Study was required with the associated Preliminary Subdivision Plan (21PL091). The applicant is aware of the study's findings, which noted that the traffic generated from this development will require street improvements in order to be adequately addressed. Due to the recommendations of the Traffic Impact Study, construction plans must be submitted for review and approval as a part of platting the proposed lots. These include widening and restriping the eastbound approach on Sheridan Lake Road to include a dedicated 12-foot wide left turn lane within the existing center and striped area. In addition, a minimum of 100 feet of storage, 100 feet of deceleration, and a 120-foot taper for the eastbound left turn lane must be provided.</p>



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-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
	<b>A Vibrant, Livable Community</b>
N/A	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Urban Neighborhood</b>
<b>Design Standards:</b>	
N/A	Design standards are not reviewed during the rezoning process.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Southeast Connector Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
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.

<b>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:</b>
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•	The rezone is necessary due to the annexation of the subject property (21AN001).
•	The proposed zoning amendment complies with the City's Future Land Use Plan designation of Low Density Neighborhood and is compatible with the character of surrounding property.
•	The subject property is located within the City's Urban Services Boundary and the applicant will address specific design criteria for drainage, utilities, and streets separately through the platting process.
•	A Traffic Impact Study has been submitted, identifying that with specific improvements along Sheridan Lake Road, the existing and proposed streets will accommodate traffic generated from the proposed development, as well as existing traffic. These recommended improvements must be constructed as a part of platting the property as proposed.
•	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 Low Density Residential District II be approved.
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