



Rapid City Planning Commission

Rezoning Project Report

October 21, 2021

Applicant Request(s)	Item #3
Case # 21RZ021: Rezoning Request from General Agricultural District to Low Density Residential District II	

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning Request from General Agricultural District to Low Density Residential District II be approved.

Project Summary Brief

The applicant has submitted a Rezoning request to rezone approximately 0.0278 acres of undeveloped property from General Agricultural District to Low Density Residential District II. The City's Future Land Use Plan designates this area as Urban Neighborhood. The subject property will be platted into the adjacent property, which is already zoned Low Density Residential District II, and become a part of a residential development to be known as the Shepherd Hills South Subdivision. The proposed Rezoning request is consistent with surrounding land uses and the character of the area. The area currently consists of grassy rolling hills. Property to the north is zoned Low Density Residential District II and is currently undeveloped. Property to the west is zoned as Medium Density Residential and is currently undeveloped. Property to the south and east is zoned General Agricultural District and is currently undeveloped.

Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream III, LLC	Planner: Karl Bauer
Property Owner: BH Capital 6, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Project Planner: KTM Design Solutions, Inc.	DOT: Stacy Bartlett

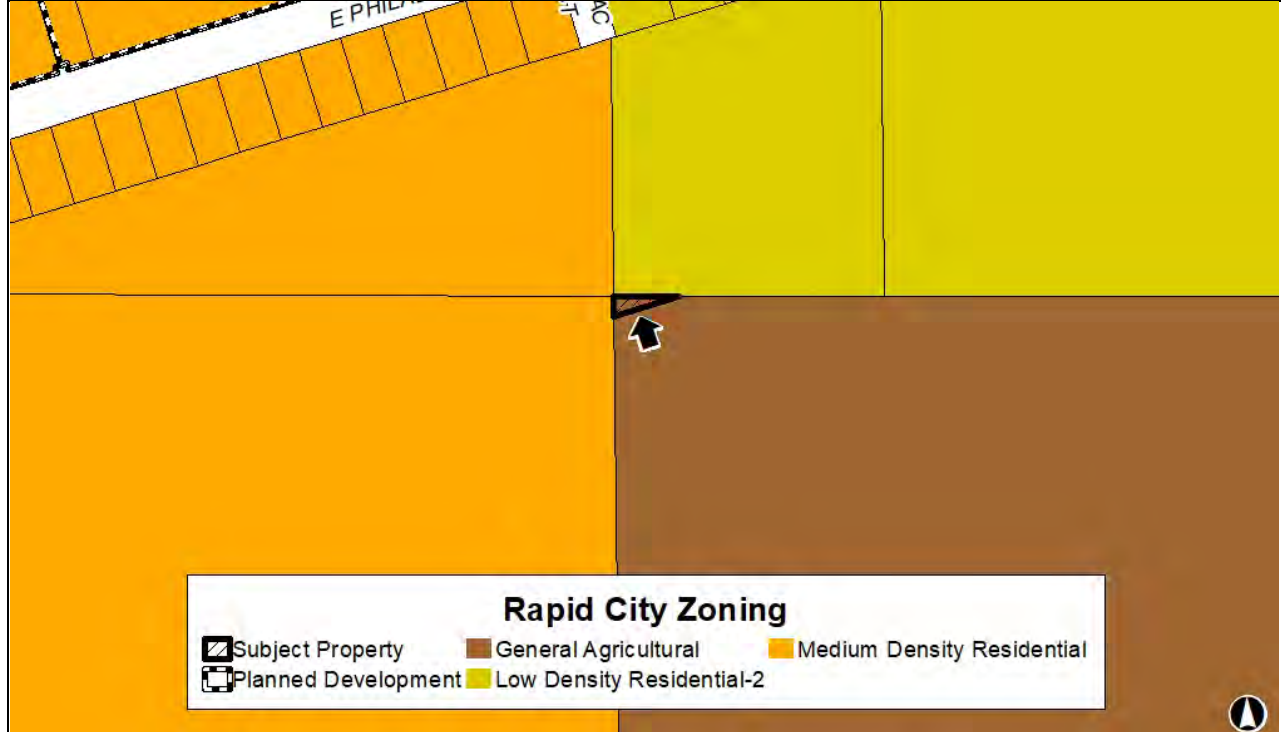
Subject Property Information	
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Address/Location	Southeast of the intersection of E. Philadelphia Street and E. Anamosa Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Shepherd Hills South
Land Area	0.0278 acres
Existing Buildings	N/A
Topography	Slopes downward approximately six feet from west to east
Access	Future Noah Court and Isaac Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Energy/MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	UN	Void of structural development
Adjacent North	LDR2	UN	Void of structural development
Adjacent South	GAD	UN	Void of structural development
Adjacent East	GAD	UN	Void of structural development
Adjacent West	MDR	UN	Void of structural development

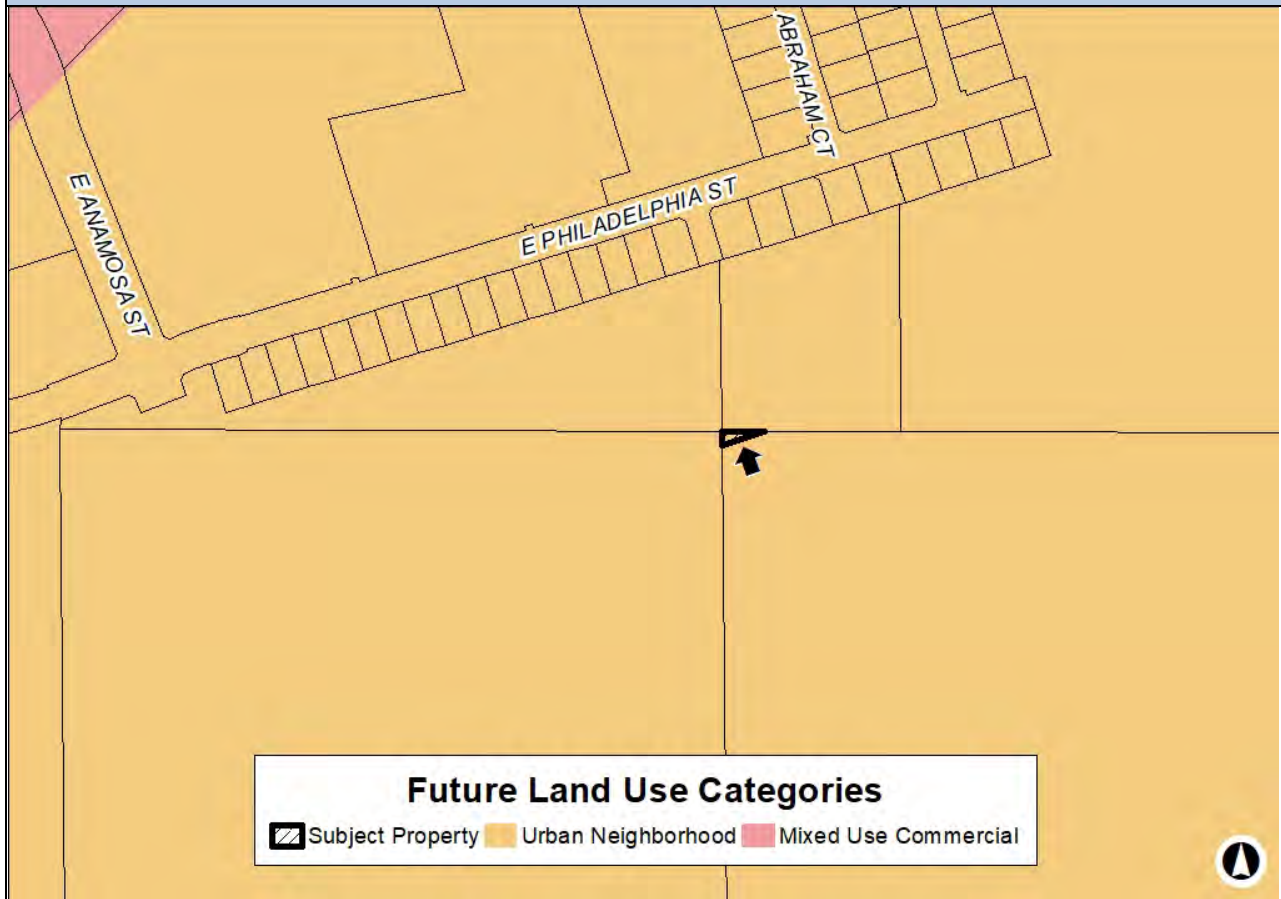
Zoning Map



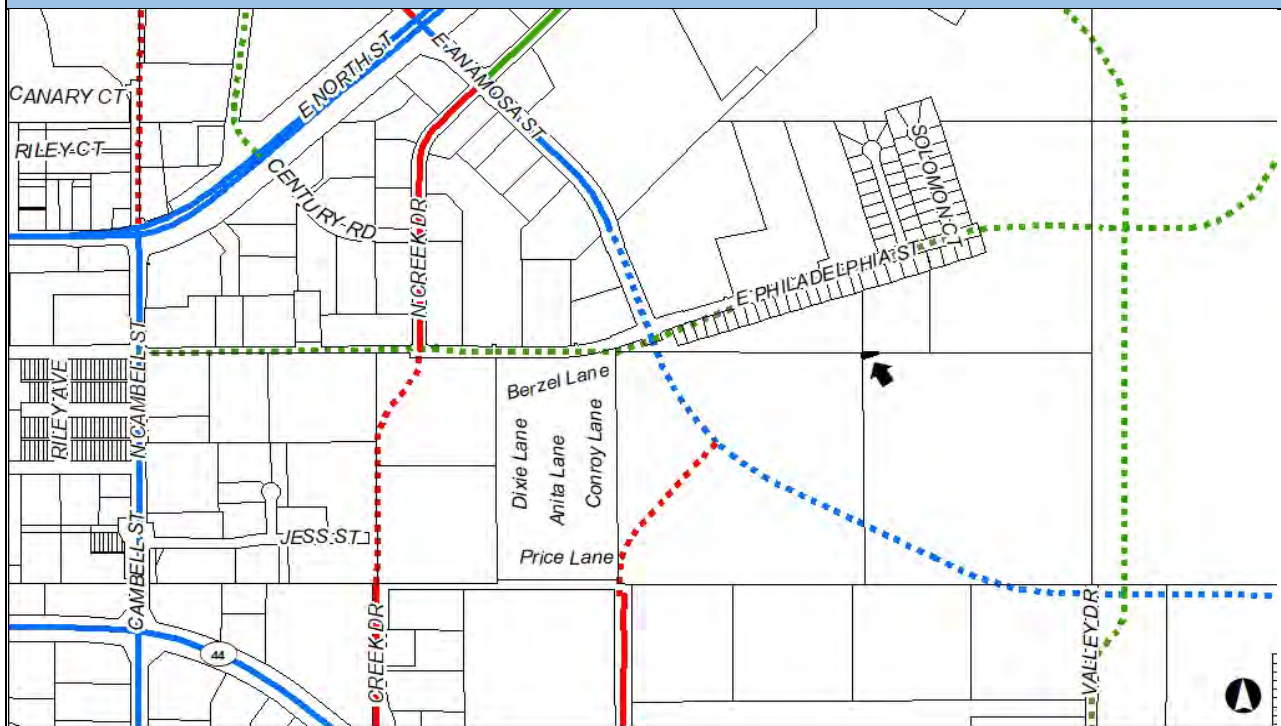
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Minor arterial
- Proposed collector
- Proposed principal arterial


Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential District II	Required		Existing
Lot Area	6,500 square feet		N/A
Lot Frontage	25 feet		N/A
Lot Width	50 feet at the front building line		N/A
Maximum Building Heights	2½ stories or 35 feet		N/A
Maximum Density	30%		N/A
Minimum Building Setback:			N/A
• Front	20 feet (along subcollector streets) 25 feet (along arterial and collector streets)		N/A
• Side	8 feet (single-story dwellings) 12 feet (two-story dwellings)		N/A
• Rear	25 feet (main buildings)		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.	The subject property is a small corner of a parcel of land zoned General Agricultural District approximately 0.0278 acres in size. The area is part of the future Shepherd Hills South Subdivision, which will involve residential development and the extension of public infrastructure. The proposed development on the site creates a changing condition for the area.		
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 Urban Neighborhood. The City's Comprehensive Plan supports Low Density Residential District II as a zoning designation for the subject property. Low Density Residential District II allows for a variety of residential uses including single-family residential units and duplexes.		
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.	Note that City water and sewer will be extended into the area and that Noah Court and Isaac Street will serve to access the subject property once it is replatted as proposed by the applicant. Due to the future infrastructure and the compatible adjacent land uses, the proposed Rezoning request should not adversely impact any other area of the City, nor should any direct or indirect adverse impacts result from the amendment.		
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its	The subject property does not have any direct street access at this time, but as public infrastructure is extended as a part of the proposed Shepherd Hills South Subdivision, it will be accessed by Noah Court and Isaac		

elements, major road plan, land use plan, community facilities plan and others.	Street. This rezoning request is consistent with the Comprehensive Plan, <i>Plan Rapid City</i> , and the Future Land Use Plan designation of Urban Neighborhood.
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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
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BPG-1.1A	Compact Growth: Encourage compact growth and infill development within and adjacent to established City limits.
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	A Vibrant, Livable Community
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LC-2.1C	Variety of Housing Types: The proposed Rezoning request to Low Density Residential District II allows for single-family and duplex development.
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	A Safe, Healthy, Inclusive, and Skilled Community
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N/A	N/A
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	Efficient Transportation and Infrastructure Systems
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N/A	N/A
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	Economic Stability and Growth
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EC-1.1B	Public Improvements: As a part of platting the property as proposed, streets, utilities, and drainage improvements will be provided to serve the future development of the property.
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	Outstanding Recreational and Cultural Opportunities
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N/A	N/A
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	Responsive, Accessible, and Effective Governance
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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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

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

N/A	Design standards are not reviewed during the rezoning process.
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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-NA1.1H: URBAN	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.
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SERVICES	
The Development Review Team recommends approving the request to rezone property from General Agricultural District to Low Density Residential District II for the following reasons:	
•	The Rezone is requested to allow the subject property to be platted into the adjacent property, which is currently zoned as Low Density Residential District II, to create residential lots to be known as Shepherd Hills South Subdivision.
•	The proposed zoning amendment is supported by the Future Land Use Plan designation of Urban 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 General Agricultural District to Low Density Residential District II be approved.	