



Rapid City Planning Commission

Rezoning Project Report

November 4, 2021

Item #4
Applicant Request(s)
Case #21RZ024 – Rezoning request from No Use District to Low Density Residential District II Companion Case(s): #21AN003, a Petition for Annexation and 21PL106, a Preliminary Subdivision Plan

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved contingent upon the approval of the annexation petition.

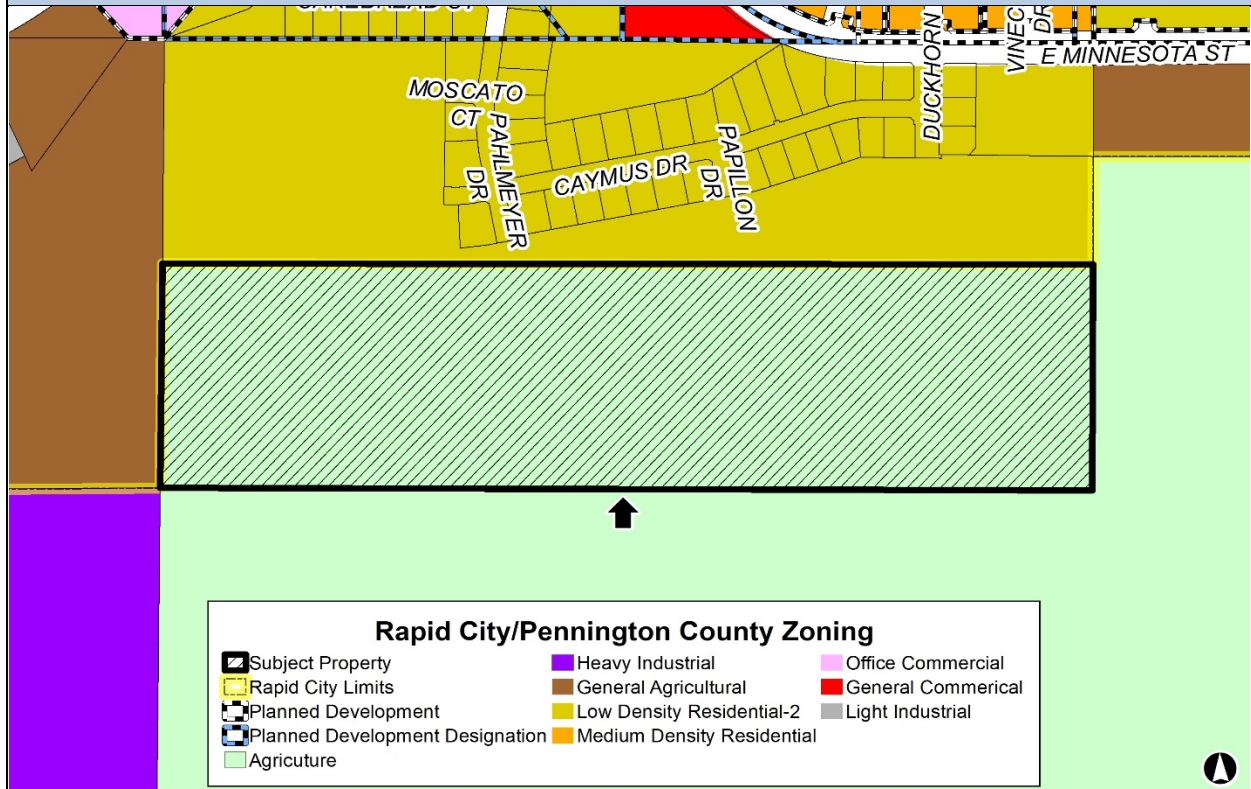
Project Summary Brief	
The applicant has submitted a Rezone request from No Use District to Low Density Residential District II (LDR II) due to the annexation of the property into the City limits. In addition to the annexation (21AN003), the applicant has also submitted a Preliminary Subdivision Plan (21PL106) to subdivide the property into 24 residential lots. The subject property consists of 40 acres located southwest of Elk Vale Road. It is void of structural development. This Rezoning request complies with the Comprehensive Plan future land use designation of Urban Neighborhood.	
Applicant Information	Development Review Team Contacts
Applicant: Zandstra Real Estate Holdings	Planner: Sarah Hanzel
Property Owner: Same as above	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings/Jerome Harvey
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer:
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of Palmeyer Drive and Caymus Drive intersection
Neighborhood	Elk Vale Road
Subdivision	Proposed Elks Crossing Phase 6
Land Area	40 acres
Existing Buildings	None
Topography	Gently rolling hills
Access	E. Minnesota Street
Water Provider	City of Rapid City
Sewer Provider	City of Rapid City
Electric/Gas Provider	Black Hills Energy
Floodplain	N/A

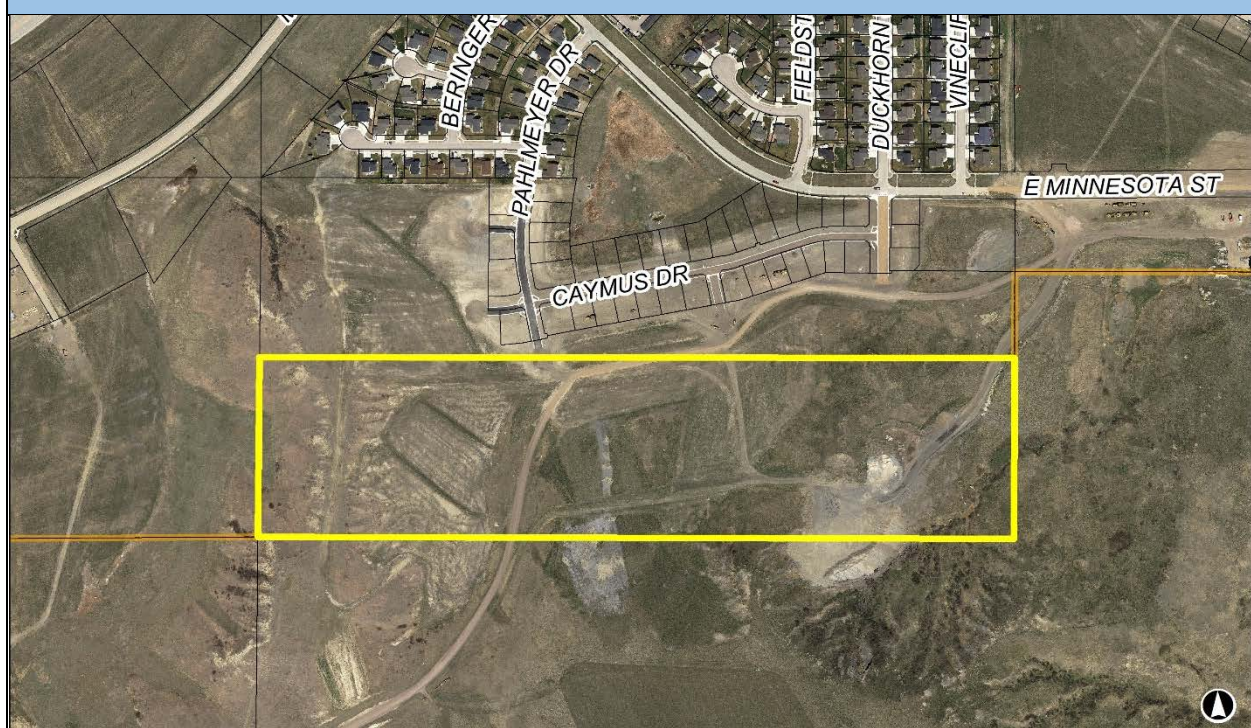
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	Ag – PC	UN	Void of structural development
Adjacent North	LDR II	UN	Void of structural development
Adjacent South	Ranchette - PC	UN	Void of structural development
Adjacent East	Ag – PC	P/QP	Void of structural development
Adjacent West	GAD	UN	Void of structural development

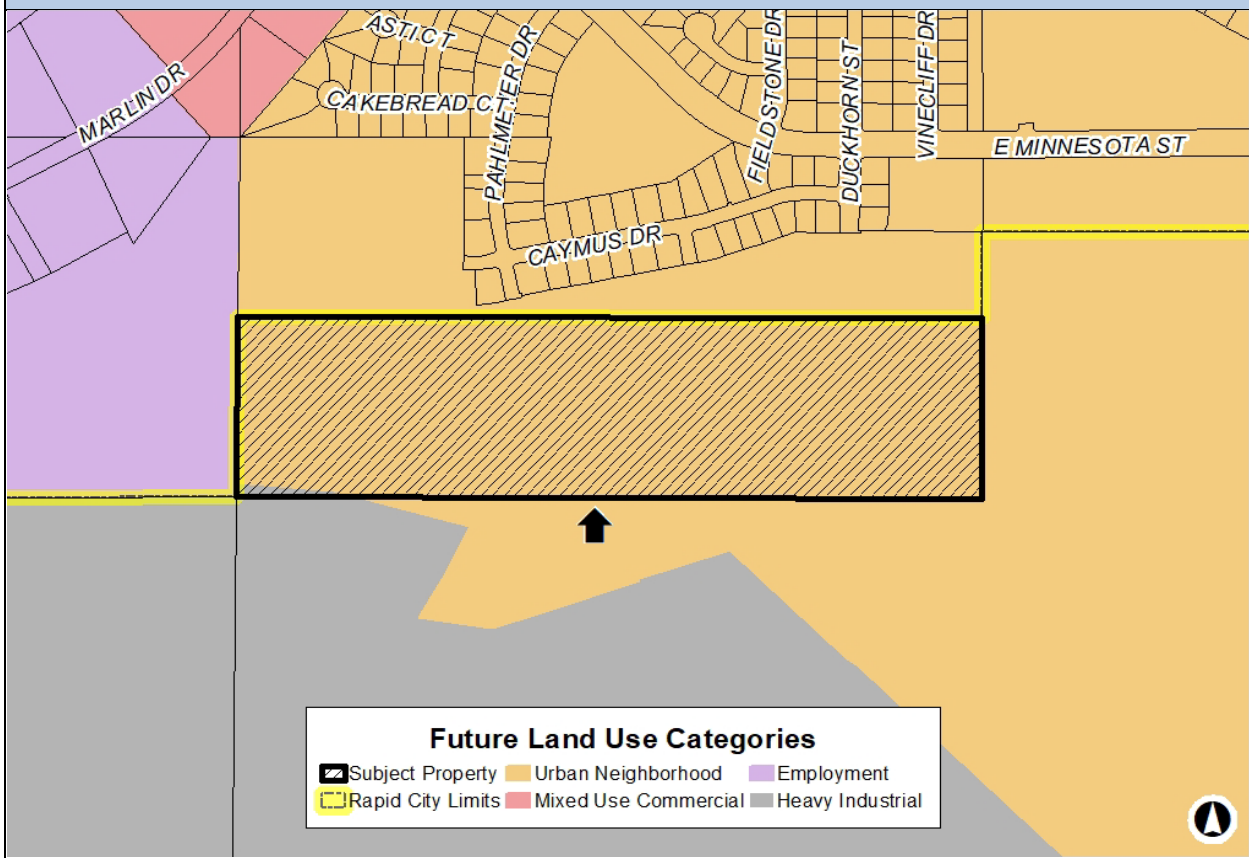
Zoning Map



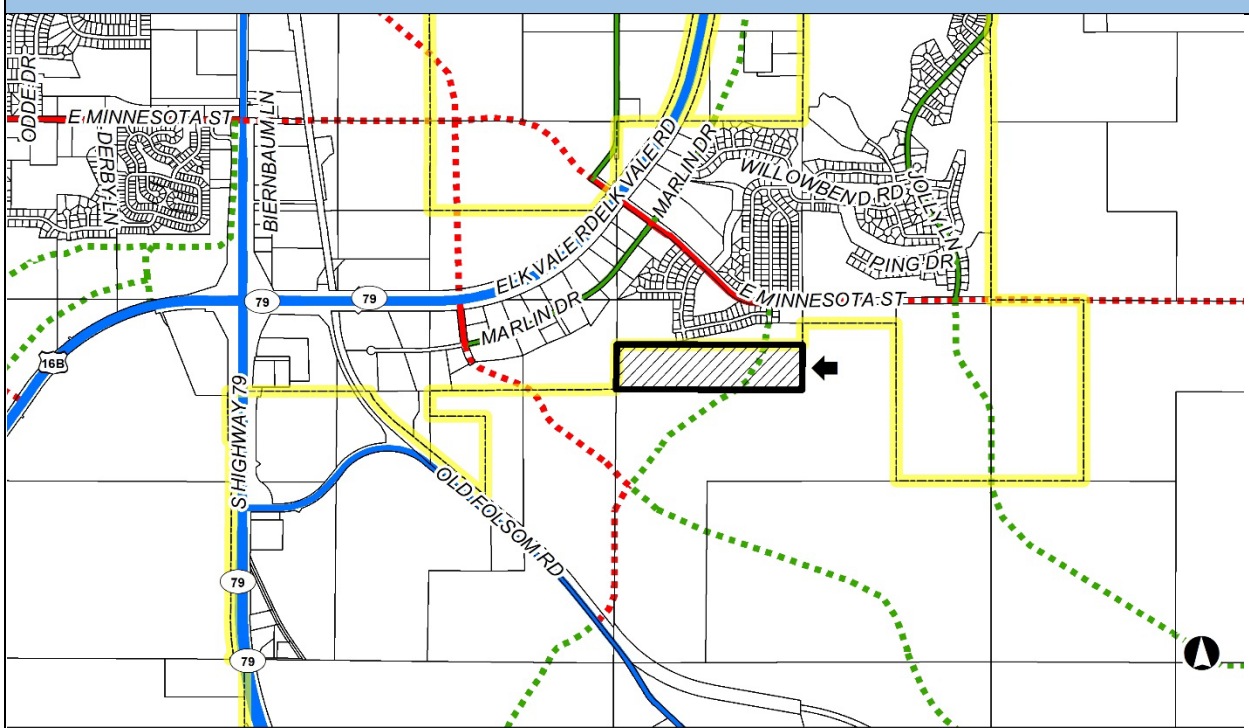
Existing Land Uses



Comprehensive Plan Future Land Use









Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential District II	Required	Proposed	
Lot Area	6,500 sq. ft.	Unknown	
Lot Frontage / Lot Width	50 ft. min	Unknown	
Maximum Building Heights		Unknown	
Maximum Density	30%	Unknown	
Maximum Building Setback:	2 ½ stories or 35 ft.		
<ul style="list-style-type: none"> • Front • Side • Rear 	<ul style="list-style-type: none"> • 25 ft. min • 8 ft. min • 25 ft. 	Unknown	
Minimum Landscape Requirements:			
<ul style="list-style-type: none"> • # of landscape points 	Per 17.66.060C	Unknown	
Minimum Parking Requirements:	Per 17.66.060B	Unknown	
<ul style="list-style-type: none"> • # of parking spaces 			
<ul style="list-style-type: none"> • # of ADA spaces 			
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.	An annexation petition (21AN003) is being reviewed contemporaneously with this Rezoning request. The applicant has also submitted a Preliminary Subdivision Plan (21PL106) to subdivide the property into 24 residential lots. The property is currently void of structural development and there is a proposal to develop the property in alignment with the City's Future Land Use Plan. The annexation of the property and the proposed development represents the changing conditions necessitating the Rezoning request.		
2. The proposed amendments shall be consistent with the intent and purposes of this title.	This district is intended to provide for a slightly higher population density, but with basic restrictions similar to Low Density Residential District I. The principal use of land is for single-family and 2-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area.		
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 Future Land Designation for the subject property is Urban Neighborhood, which supports the Rezoning request from No Use District to Low Density Residential District II. The surrounding property in the Elks Crossing Subdivision is of a similar character. The platting process will identify the necessary improvements to the transportation network and establish the criteria for the provision of public utilities to serve future development.		
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any	The subject property will be accessed from E. Minnesota Street and Duckhorn Street. The extension of Duckhorn Street is identified as a Collector Street on the City's Major Street Plan. Please note that a Traffic Impact		

of its elements, major road plan, land use plan, community facilities plan and others.	Study is required to be submitted with the associated plat application (File #21PL106) pursuant to the Infrastructure Design Criteria Manual. In addition, any required street improvements to accommodate the projected traffic must be completed as a part of the plat approval. The proposed Rezoning request is in conformance with the City's Comprehensive Plan.
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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-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.
	A Vibrant, Livable Community
N/A	
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	
	Efficient Transportation and Infrastructure Systems
N/A	
	Outstanding Recreational and Cultural Opportunities
N/A	
	Responsive, Accessible, and Effective Governance
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. 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.

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. The proposed Rezoning request from No Use District to Low Density Residential District II is in compliance with the adopted Comprehensive Plan and is necessitated by the proposed development of the property.

Planning Commission Recommendation and Stipulations of Approval
Staff recommends that the Rezoning request be approved contingent upon approval of the annexation petition.