



Rapid City Planning Commission

Rezoning Project Report

January 27, 2022

Item #11
Applicant Request(s)
Case #21RZ040 – Rezoning request from Park Forest District to Low Density Residential District
Companion Case(s) N/A

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

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from Park Forest District to Low Density Residential District for a parcel of land approximately 3.08 acres in size. The property is currently void of any structural development. The Future Land Use designation for the subject property is Forest Conservation, which supports large lot single-family residences. The applicant would like to subdivide the property into two lots if the proposed Rezoning request is approved.

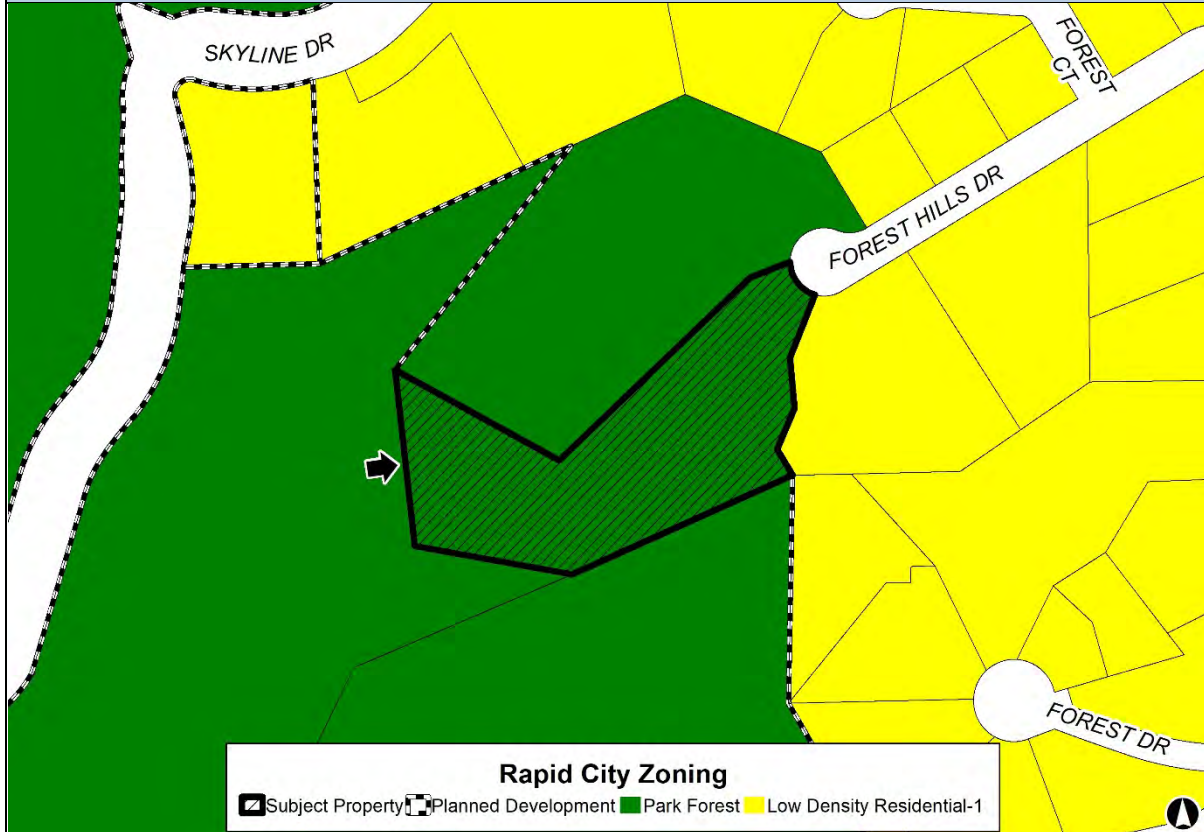
Applicant Information	Development Review Team Contacts
Applicant: Evan Hays	Planner: Kelly Brennan
Property Owner: Evan Hays	Engineer: Emily Fisher
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Emily Fisher
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1539 Forest Hills Drive
Neighborhood	Downtown/Skyline Drive
Subdivision	Forest Hills Subdivision
Land Area	3.08 acres
Existing Buildings	Void of structural development
Topography	Steep topography dropping in elevation from southwest to northeast approximately 100 feet
Access	Forest Hills Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF	FC	Void of structural development
Adjacent North	PF	LDN	Single Family Dwelling Unit
Adjacent South	PF	FC	Open Space/Skyline Wilderness
Adjacent East	LDR	LDN	Single Family Dwelling Unit
Adjacent West	PF	PG	Open Space/Skyline Wilderness

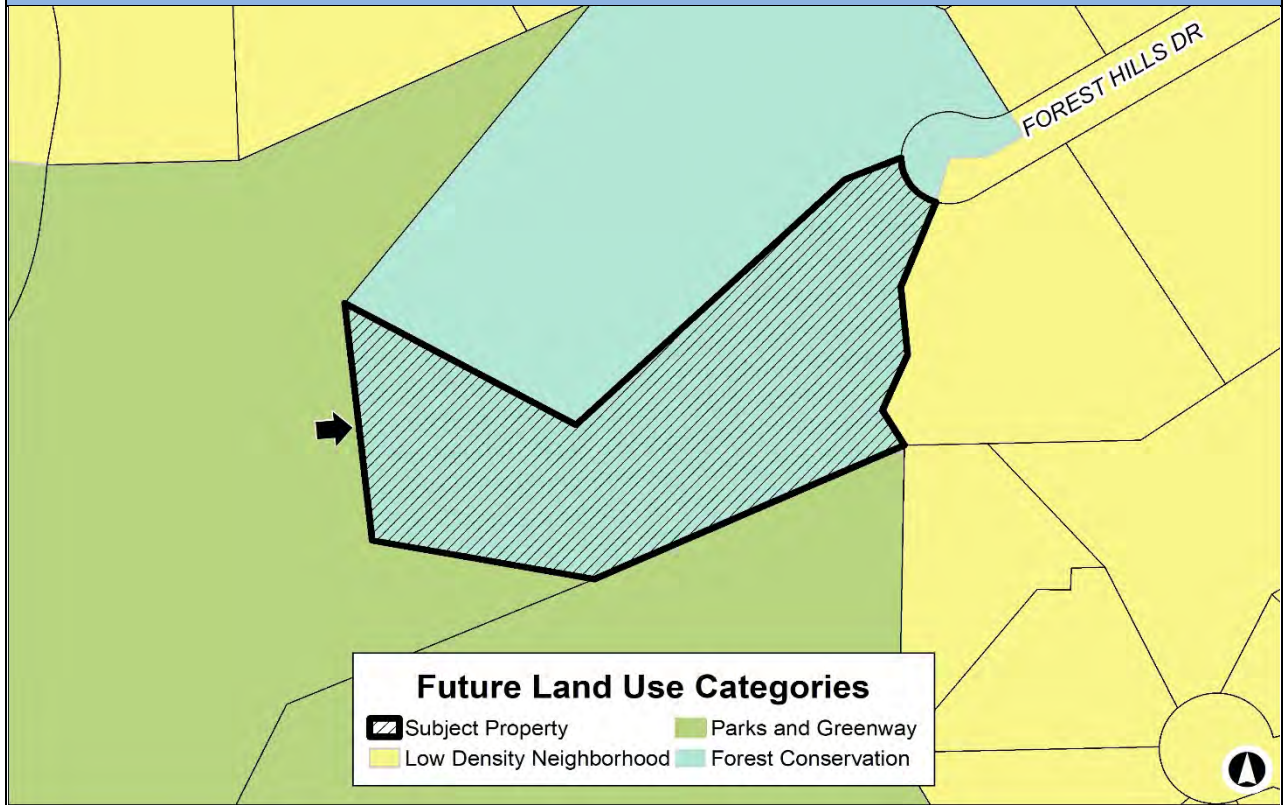
Zoning Map



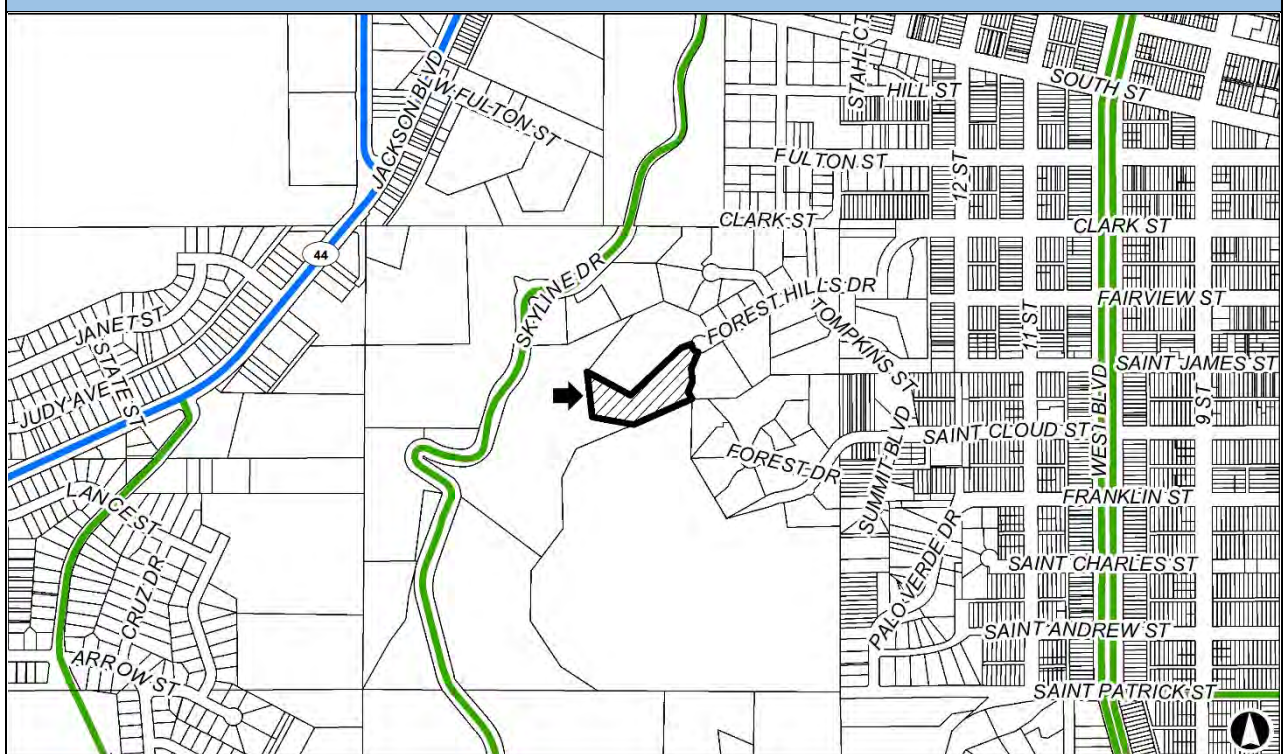
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Unknown	
Lot Frontage / Lot Width	25 feet	Unknown	
Maximum Building Heights	2½ stories or 35 feet	Unknown	
Maximum Lot Coverage	30%	Unknown	
Minimum Building Setback:			
• Front	20 feet	Unknown	
• Rear	25 feet	Unknown	
• Side	8 - 12 feet	Unknown	
• Street Side	25 feet	Unknown	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2 per dwelling	Unknown	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.080	Unknown	
Fencing	As per RCMC 17.50.340	Unknown	

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 parcel of land zoned Park Forest District approximately 3.08 acres in size. The property is currently devoid of any structural development and there are no relevant changing conditions.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Plan designation of the subject property is Forest Conservation which supports large lot single family residences. Rezoning the property to Low Density Residential District will allow for smaller residential lot(s). However, the Comprehensive Plan encourages providing 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. In this case, the balance of the lots along Forest Hills Drive are currently zoned Low Density Residential District. Extending the district to include the subject property is in compliance with the intent of the City's Comprehensive Plan.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse	Properties to the east of the subject property are currently zoned Low Density Residential District. The property is located in an existing residential neighborhood. The proposed Rezoning is consistent with the adopted

effects result from the amendment.	Comprehensive Plan and surrounding land uses. It does not appear that the amendment will adversely affect any other part of the City.
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.	The property is currently served by Rapid City water and sewer. Forest Hills Drive has been constructed to City Street Design Standards for a residential street with the exception of sidewalk. The applicant will be required construct a sidewalk along the portion of the street that abuts the subject property when a building permit is obtained. As such, rezoning the property as proposed is consistent with the development plans for the City.

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	Compact Growth: The proposed Rezoning encourages and supports compact growth and infill development within established city limits.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth Areas: The proposed Rezoning supports residential development within the Urban Services Boundary in an area with community amenities.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-3.1C	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Forest Conservation
Design Standards:	
N/A	

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive
Neighborhood Goal/Policy:	
DSD-NA1.1A	The proposed Rezoning supports compatible infill residential development that increases housing options.

Findings	
<p>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 applicant is proposing to Rezone 3.08 acres from Park Forest District to Low Density Residential District. The property is currently served by Rapid City water and sewer. Forest Hills Drive has been constructed to City Street Design Standards for a residential street with the exception of sidewalk. The applicant will be required to construct a sidewalk along the portion of the street that abuts the subject property when a building permit is obtained. As such, rezoning the property as proposed is consistent with the development plans for the City.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved.	