Rapid City Planning Commission  
Rezoning Project Report  
August 4, 2022

<table>
<thead>
<tr>
<th>Item #9</th>
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</thead>
<tbody>
<tr>
<td><strong>Applicant Request(s)</strong></td>
</tr>
<tr>
<td>Case #22RZ013 – Rezoning request from General Agricultural District to Medium Density Residential District</td>
</tr>
<tr>
<td>Companion Case/s: 22PL078 – Preliminary Subdivision Plan</td>
</tr>
</tbody>
</table>

**Development Review Team Recommendation(s)**

The Development Review Team recommends the Rezoning request from General Agricultural District to Medium Density Residential District be approved.

**Project Summary Brief**

The subject property consists of 25.76 acres. It is currently zoned General Agricultural District and is void of structural development. The property is being platted as part of the Shepherd Hills East Subdivision. The subject property has a Future Land Use Designation of Urban Neighborhood which is intended to provide for a mix of housing options and densities. Medium Density Residential District is the primary zoning district for this land use designation. The proposed Rezoning complies with the City’s Comprehensive Plan.

**Applicant Information**

| Applicant | BH Capital LLC | Property Owner | BH Capital LLC | Architect | N/A | Engineer | KTM Design Solutions, Inc. | Fire District | Chip Premus | School District | N/A | Engineer | West River Electric Association | Water/Sewer | City of Rapid City | DOT | Stacy Bartlett |

**Subject Property Information**

| Address/Location | Diamond Ridge Boulevard | Neighborhood | Elk Vale Road Neighborhood Area | Subdivision | Proposed Shepherd Hills East Subdivision | Land Area | 25.76 acres | Existing Buildings | none | Topography | Rolling hills | Access | Future E. Philadelphia Street | Water Provider | CORC | Sewer Provider | CORC | Electric/Gas Provider | West River Electric Association | Floodplain | N/A |
### Subject Property and Adjacent Property Designations

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning</th>
<th>Comprehensive Plan</th>
<th>Existing Land Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>GAD</td>
<td>UN</td>
<td>Void of structural development</td>
</tr>
<tr>
<td>Adjacent North</td>
<td>MDR/LDR</td>
<td>UN</td>
<td>Void of structural development</td>
</tr>
<tr>
<td>Adjacent South</td>
<td>MDR PDD</td>
<td>UN</td>
<td>Void of structural development</td>
</tr>
<tr>
<td>Adjacent East</td>
<td>GAD</td>
<td>UN</td>
<td>Void of structural development</td>
</tr>
<tr>
<td>Adjacent West</td>
<td>LDR</td>
<td>UN</td>
<td>Void of structural development</td>
</tr>
</tbody>
</table>

#### Zoning Map

![Zoning Map](image)

#### Rapid City Zoning

- **Subject Property**
- **Planned Development Designation**
  - Low Density Residential-2
  - General Commercial
  - General Agricultural
  - Medium Density Residential
  - Public

#### Existing Land Uses

![Existing Land Uses](image)
### Relevant Case History

<table>
<thead>
<tr>
<th>Case/File#</th>
<th>Date</th>
<th>Request</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
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</tbody>
</table>

### Relevant Zoning District Regulations

<table>
<thead>
<tr>
<th>Medium Density Residential District</th>
<th>Required</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>Variable depending on use</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Frontage / Lot Width</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Heights</td>
<td>3 stories or 35 feet in height</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>30%</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Building Setback:</td>
<td>Variable depending on use</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Landscape Requirements:</td>
<td>Pursuant to 17.50.300</td>
<td>N/A</td>
</tr>
<tr>
<td>• # of landscape points</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Minimum Parking Requirements:</td>
<td>Pursuant to 17.50.270</td>
<td>N/A</td>
</tr>
<tr>
<td>• # of parking spaces</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>• # of ADA spaces</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Signage</td>
<td>N/A</td>
<td>N/A</td>
</tr>
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</table>

### 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:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The subject property consists of 25.76 acres of land which was annexed into the City limits as part of a larger annexation area in 2008 and zoned General Agricultural District. The property is void of structural development and is being platted as part of the Shepherd Hills East Subdivision. The platting and development of the property represents the changing conditions necessitating the Rezoning.</td>
</tr>
<tr>
<td>2.</td>
<td>The purpose of the Medium Density Residential District is to provide for medium to high population densities with the principal uses of land ranging from single-family to multiple-family apartment uses. These land uses would be compatible with the surrounding zoning and land uses.</td>
</tr>
<tr>
<td>3.</td>
<td>The subject property has a Future Land Use Designation of Urban Neighborhood which is intended to provide for a mix of housing options and densities. Medium Density Residential District is the primary zoning district for this land use designation.</td>
</tr>
<tr>
<td>4.</td>
<td>The City’s Major Street Plan identifies the extension of E. Anamosa Street along the southern boundary of the subject property to serve as access and accommodate traffic created by future development. The City’s Utility System Master Plan anticipates residential development within the subject area. Since the developer’s master plan has revised over time, and since the Medium Density Residential District allows a range of densities, the applicant should be aware that approval of the Rezone request to Medium Density Residential District...</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Comprehensive Plan Conformance – Core Values Chapters</th>
</tr>
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<tbody>
<tr>
<td><strong>A Balanced Pattern of Growth</strong></td>
</tr>
<tr>
<td>BPG-3.2A Mix of Housing Types: Encourage the development of a range of housing types, sizes, prices, and densities within individual neighborhoods. Once rezoned, the subject property will support residential development.</td>
</tr>
<tr>
<td><strong>A Vibrant, Livable Community</strong></td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>A Safe, Healthy, Inclusive, and Skilled Community</strong></td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>Efficient Transportation and Infrastructure Systems</strong></td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>Outstanding Recreational and Cultural Opportunities</strong></td>
</tr>
<tr>
<td>N/A</td>
</tr>
<tr>
<td><strong>Responsive, Accessible, and Effective Governance</strong></td>
</tr>
<tr>
<td>GOV-2.1A Public Input Opportunities: 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 public has an opportunity to provide input at this meeting.</td>
</tr>
</tbody>
</table>

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 General Agricultural District to Medium Density Residential District complies with the adopted Comprehensive Plan.

Planning Commission Recommendation

Staff recommends that the Rezoning request be approved.