



# Rapid City Planning Commission

## Rezoning Project Report

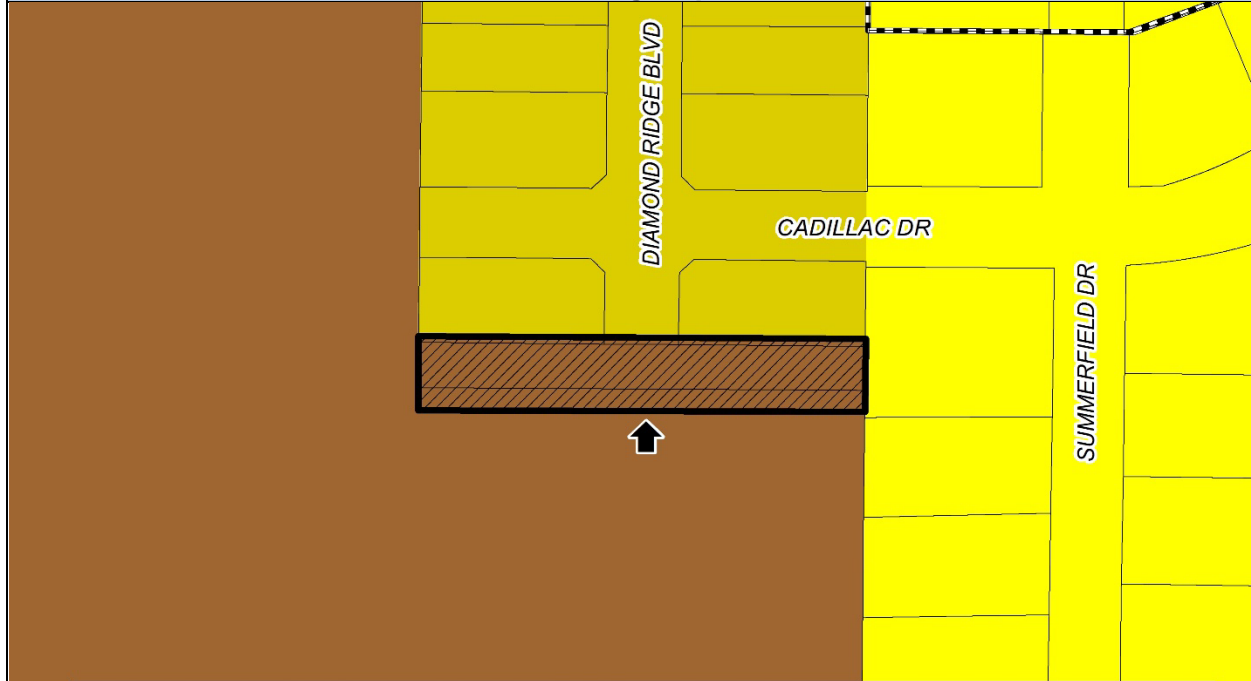
November 23, 2022

Applicant Request(s)		Item #2
Case # 22RZ015: Rezoning Request from General Agricultural District to Low Density Residential District II		
Companion Case(s): 22PL115-Preliminary Subdivision Plan		
Development Review Team Recommendation(s)		
Staff recommends approval of the Rezoning request from General Agricultural District to Low Density Residential District II.		
Project Summary Brief		
<p>The applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agricultural District to Low Density Residential District II. The rezoning request includes 0.24 acres and is currently void of structural development.</p> <p>The applicant has also submitted a Preliminary Subdivision Plan to create two residential lots to be sized 0.34 acres and 0.15 acres, respectively. The subject property is a part of the proposed plat. Since the General Agriculture District requires a minimum lot size of 10 acres, this Rezoning request to change the portion of the two proposed lots from General Agriculture District to Low Density Residential District II must be approved prior to submittal of a Final Plat.</p> <p>The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Low Density Residential District II is identified as a primary zoning designation within the Urban Neighborhood designation. Subsequently, this Rezoning request is in compliance with the City's Comprehensive Plan.</p> <p>The property is located south of the intersection of Cadillac Drive and Diamond Ridge Boulevard and is a part of the Diamond Ridge Subdivision, a phased development.</p>		
Applicant Information		Development Review Team Contacts
Applicant: Yasmeen Dream 11 LLC		Planner: Alex Osborne
Property Owner: Yasmeen Dream 11 LLC & BH Capital LLC		Engineer: Dan Kools
Architect: N/A		Fire District: Chip Premus
Engineer: KTM Design Solutions, Inc.		School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.		Water/Sewer: RVSD
Project Planner: Renee Catron with KTM Design Solutions Inc.		DOT: Mike Carlson
Subject Property Information		
Address/Location	South of the intersection of Cadillac Drive and Diamond Ridge Boulevard	
Neighborhood	Elk Vale Neighborhood	
Subdivision	Diamond Ridge	
Land Area	0.24 Acres	
Existing Buildings	None	
Topography	Relatively flat with hills sloping down to the west	
Access	Diamond Ridge Boulevard and Cadillac Drive	
Water Provider	Rapid City	
Sewer Provider	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	GAD	UN	Void of structural development
Adjacent North	LDR II	UN	Void of structural development
Adjacent South	GAD	UN	Void of structural development
Adjacent East	LDR I	UN	Single Family Resident
Adjacent West	GAD	UN	Void of structural development

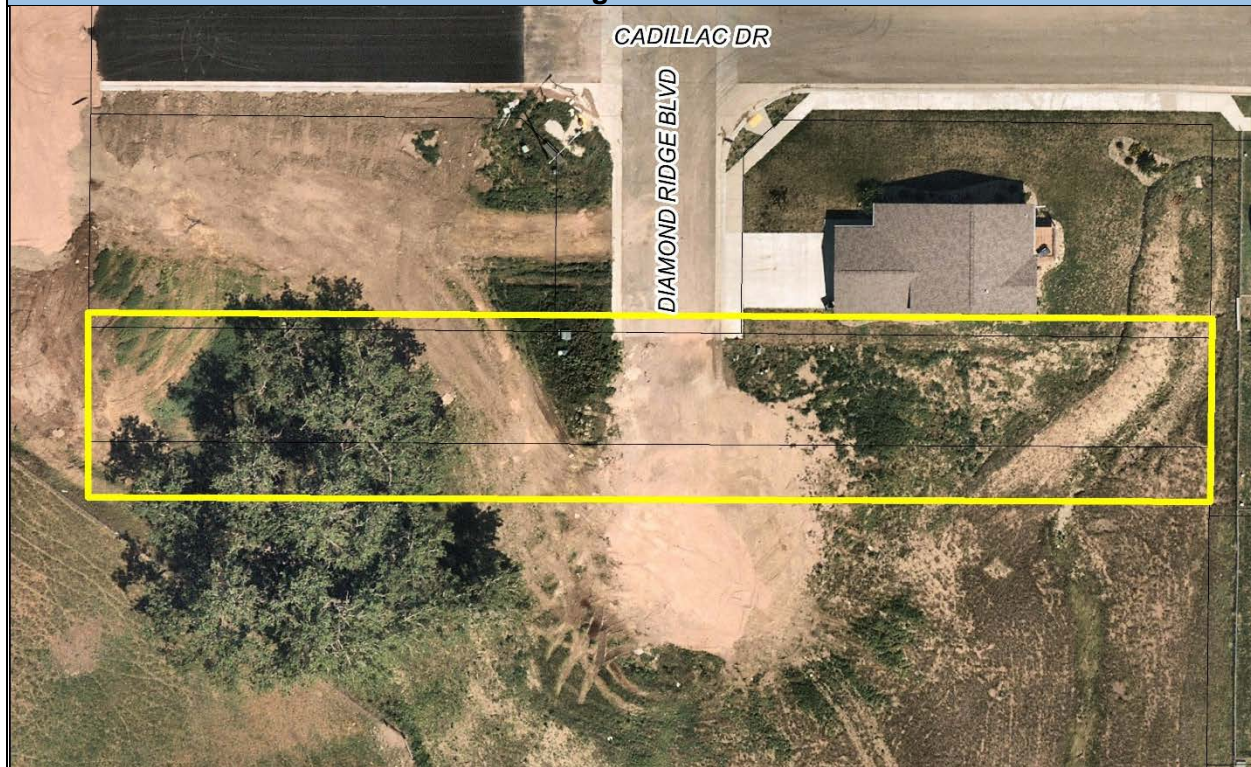
**Zoning Map**



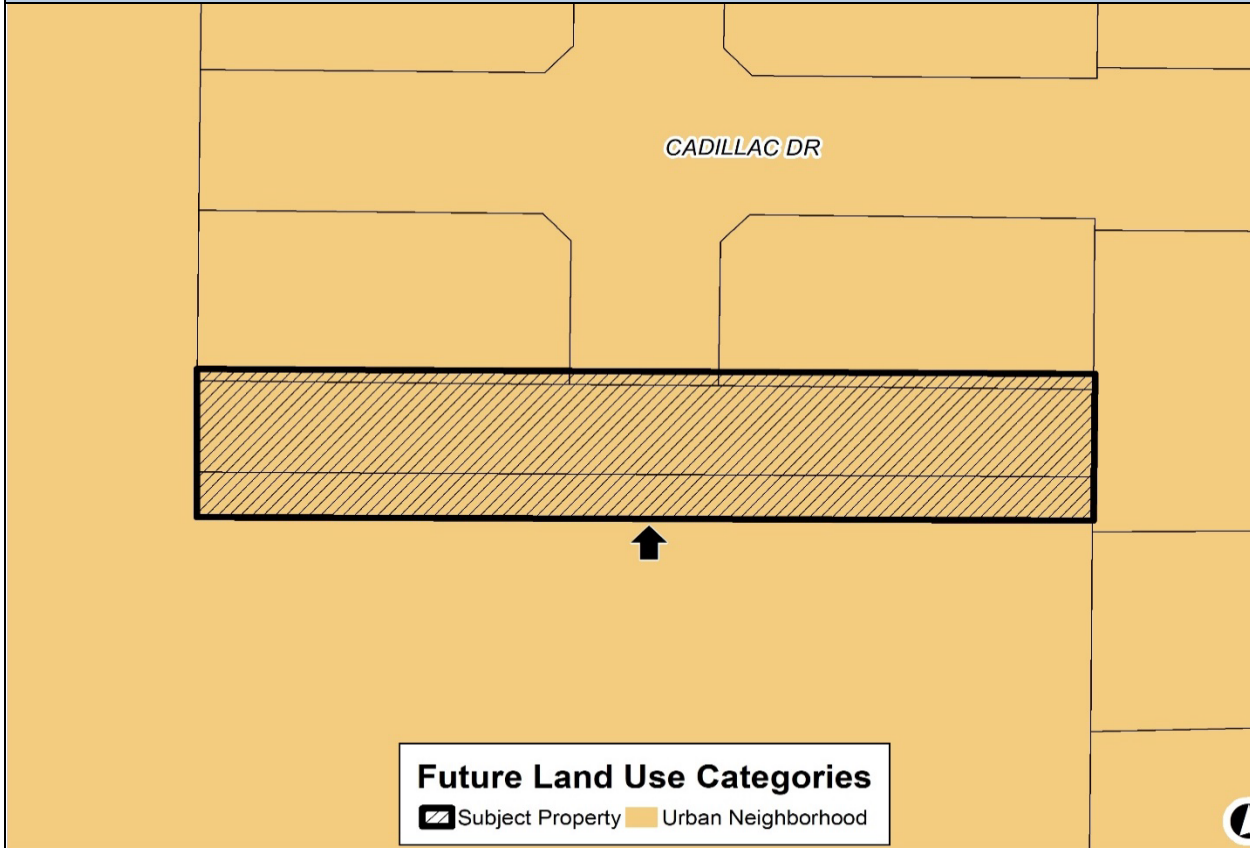
**Rapid City Zoning**

Subject Property  
  Planned Development  
  General Agricultural  
  Low Density Residential-1  
  Low Density Residential-2

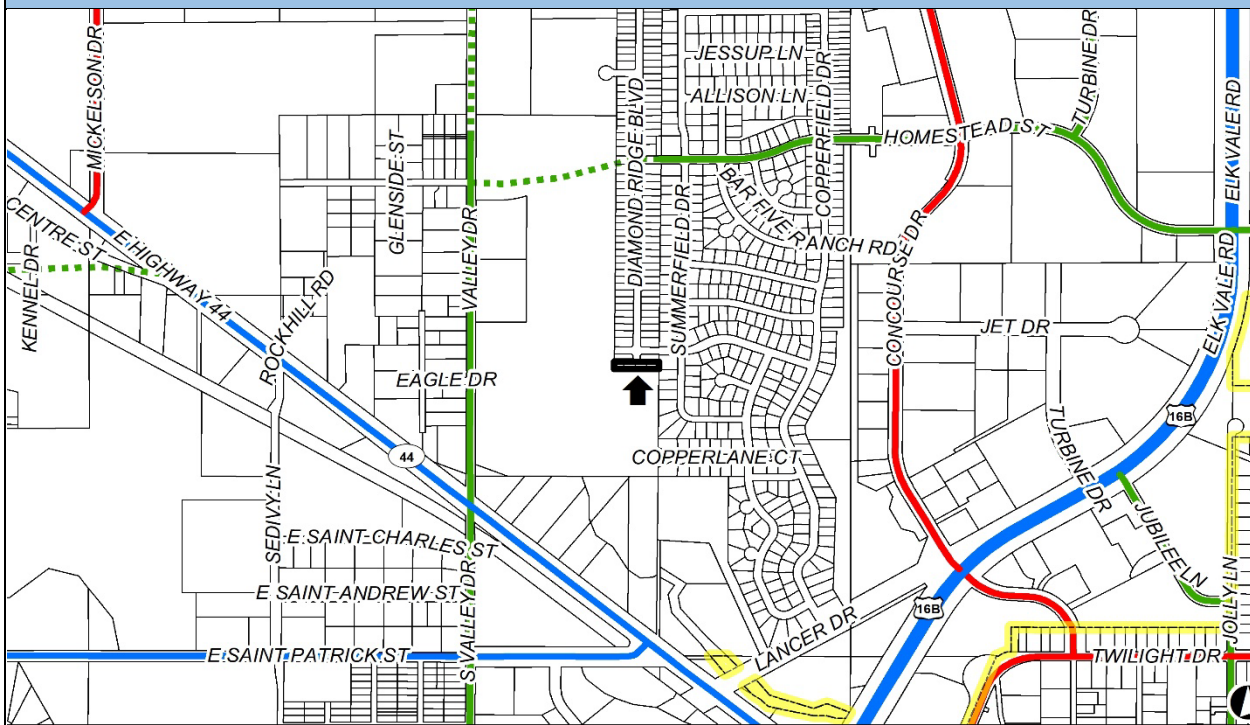
**Existing Land Uses**



# Comprehensive Plan Future Land Use



# Parks or Transportation Plan



# Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Minor arterial
- Principal arterial
- Proposed collector

<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
21PL040	05/27/2021	Preliminary Subdivision Plan	Approved with Stipulations
21PL118	11/23/21	Preliminary Subdivision Plan	Approved
<b>Relevant Zoning District Regulations</b>			
<b>Low Density Residential District II</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	6,500 square feet	0.24 acres	
Lot Frontage / Lot Width	50 feet	N/A	
Maximum Building Heights	2 1/2 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
<ul style="list-style-type: none"> <li>• Front</li> </ul>	25 feet-Arterial or Collector Street 20 feet-Local or Lane Place Street	N/A	
<ul style="list-style-type: none"> <li>• Rear</li> </ul>	25 feet	N/A	
<ul style="list-style-type: none"> <li>• Side</li> </ul>	25 feet	N/A	
<ul style="list-style-type: none"> <li>• Street Side</li> </ul>	Same as Front Setback	N/A	
Minimum Landscape Requirements:			
<ul style="list-style-type: none"> <li>• # of landscape points</li> </ul>	N/A	N/A	
<ul style="list-style-type: none"> <li>• # of landscape islands</li> </ul>	N/A	N/A	
Minimum Parking Requirements:			
<ul style="list-style-type: none"> <li>• # of parking spaces</li> </ul>	N/A	N/A	
<ul style="list-style-type: none"> <li>• # of ADA spaces</li> </ul>	N/A	N/A	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	N/A	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<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.	The subject property is a part of the Diamond Ridge Subdivision. With the extension of streets and utilities within this area, the conditions have changed supporting the proposed rezoning request.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. Low Density Residential District II is identified as a primary zoning designation within the Urban Neighborhood designation. Subsequently, this Rezoning request is in compliance with 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 effects result from the amendment.	There are no land-use conflicts identified with the surrounding uses. Property to the north and east are currently zoned to support residential development. The property to the south and west is currently zoned General Agriculture District. However, the Future Land Use Plan

	supports additional residential development within these areas as well. As such, the proposed amendment should not create any adverse effects on this area of our community.
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.	This Rezoning request is consistent with the goals and objectives of the City's Comprehensive Plan. The application furthers the objective of providing a range of housing types, sizes, and densities within the proposed subdivision.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.1B	Future Land Use Flexibility: 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	Mix of Housing Types: Encourage the development of a range of housing types, sizes, prices, and densities within individual neighborhoods.
	<b>A Vibrant, Livable Community</b>
LC-2.1C	Variety of Housing Types: The application supports the goal of encouraging new neighborhoods that contain a mix of lot sizes, densities, and housing styles.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	Major Street Plan Integration: The property is located south of Cadillac Drive and Diamond Ridge Boulevard which are classified as Local Streets on the City's Major Street Plan.
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	
	<b>Responsive, Accessible, and Effective Governance</b>
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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<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Low Density Neighborhood</b>
<b>Design Standards:</b>	
N/A	Design standards are not reviewed during the rezoning process.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Elk Vale Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
EV – NA1.1A:	Residential Growth: Support expansion and development of new residential neighborhoods in the northeast area of our community.

<b>Findings</b>	
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 Agriculture to Low Density Residential District II is in compliance with the goals and objectives of the Comprehensive Plan and is necessitated by the pending development of the property.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Rezoning Request from General Agriculture to Low Density Residential District II be approved.	