

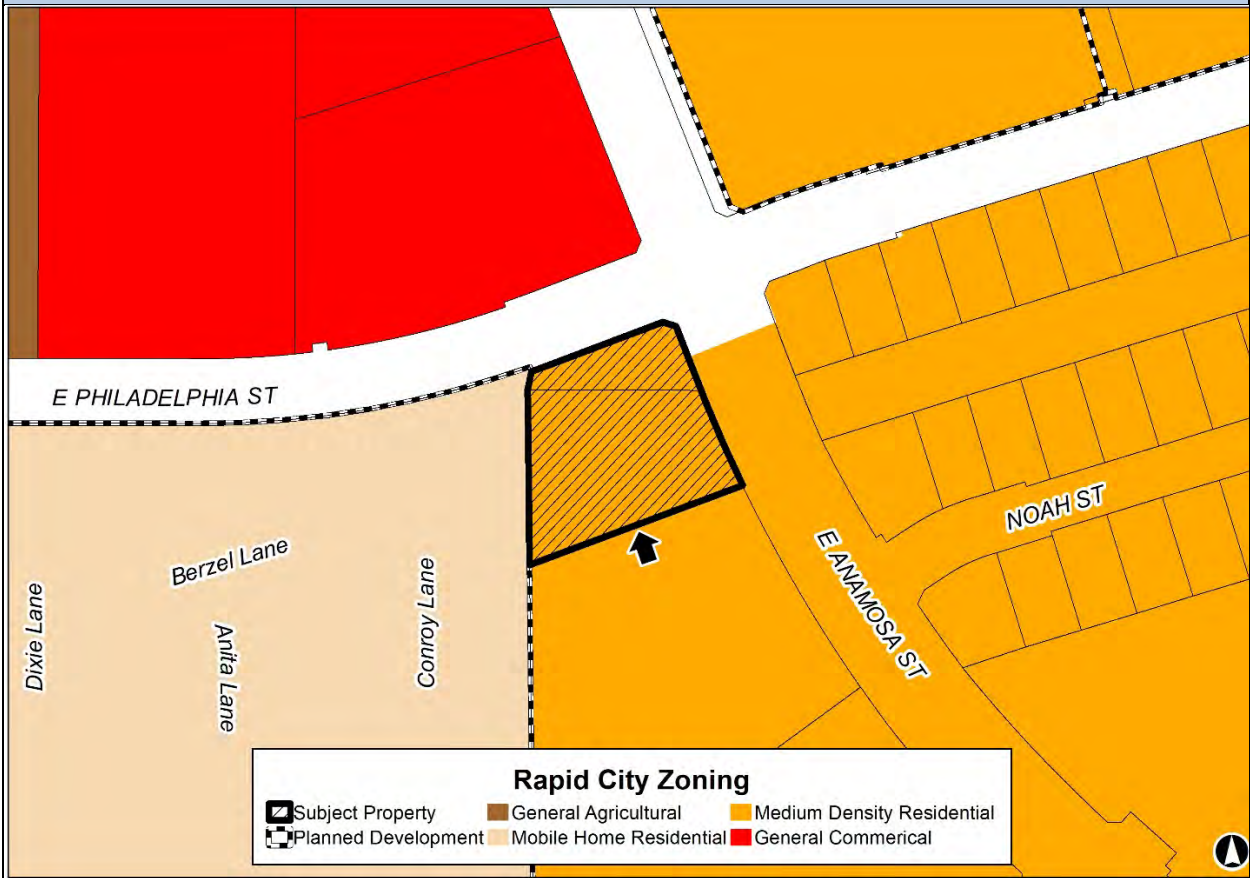
Rapid City Planning Commission

Rezoning Project Report

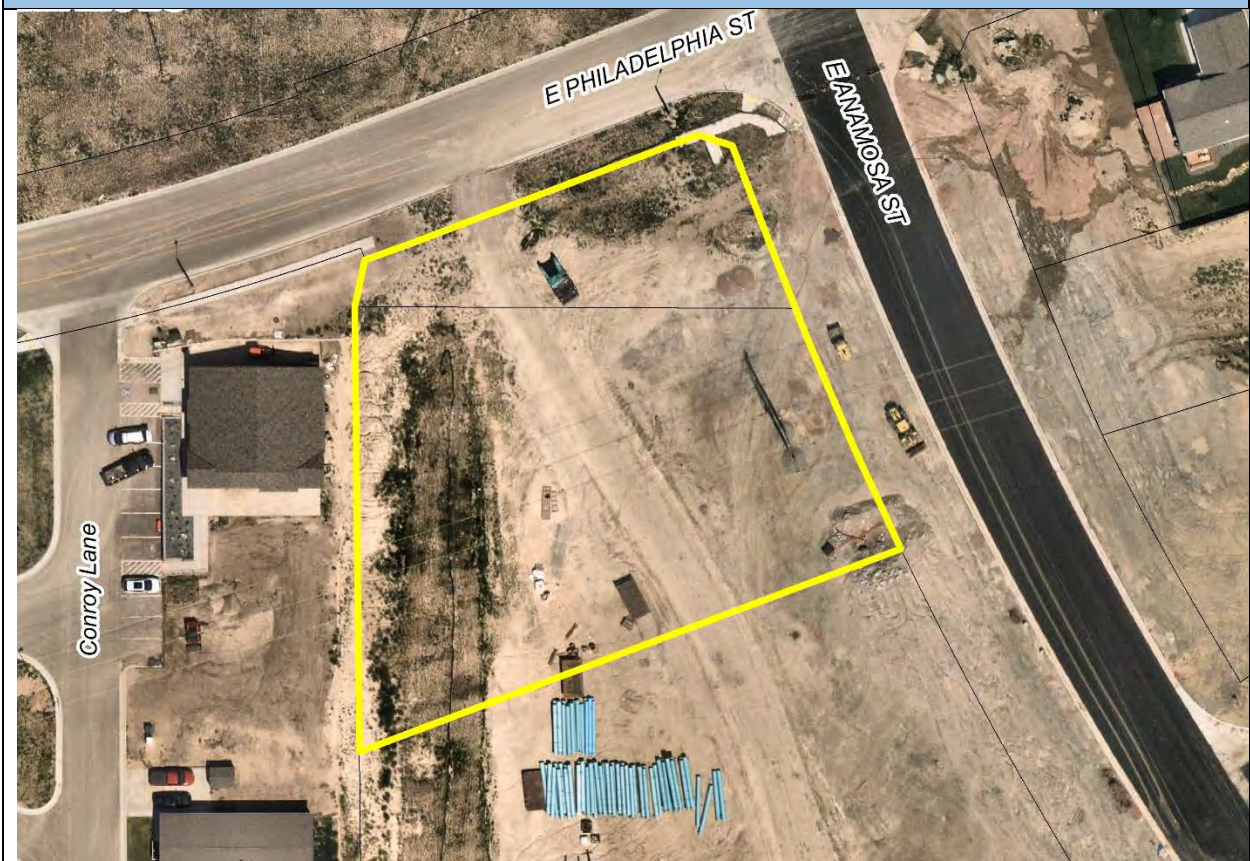
January 5, 2023

Item #8			
Applicant Request(s)			
Case #22RZ018 – Rezoning request from Medium Density Residential District to Public District Companion Case(s): N/A			
Development Review Team Recommendation(s)			
Staff recommends approval of the Rezoning request to rezone the subject property from Medium Density Residential District to Public District.			
Project Summary Brief			
The applicant has submitted a Rezoning request to change the zoning designation from Medium Density Residential District to Public District on a 0.87 acre property located at the southwest corner of the intersection of East Anamosa Street and East Philadelphia Street. The adjacent lot to the south is zoned Medium Density Residential District and is void of structural development. The adjacent lot to the west is zoned Mobile Home Residential District and is developed as a mobile home park. Currently, the subject property is void of structural development, but will be used to construct a booster station to provide water to the area. The Future Land Use Plan designates the subject property and surrounding properties as Urban Neighborhood. Urban Neighborhood identifies the Public District as a secondary use. As such, rezoning the property from Medium Density Residential District to Public District is generally in compliance with the City's adopted Comprehensive Plan.			
Applicant Information		Development Review Team Contacts	
Applicant: Yasmeen Dream 111, LLC		Planner: Kip Harrington	
Property Owner: Yasmeen Dream 111, LLC		Engineer: Todd Peckosh	
Architect: N/A		Fire District: Chip Premus	
Engineer: KTM Design Solutions, Inc.		School District: Kumar Veluswamy	
Surveyor: N/A		Water/Sewer: Todd Peckosh	
Other: N/A		DOT: Mike Carlson	
Subject Property Information			
Address/Location	Southwest corner of East Anamosa Street and East Philadelphia Street		
Neighborhood	Elk Vale Road Neighborhood Area		
Subdivision	Shepherd Hills South		
Land Area	0.87 acres		
Existing Buildings	Void of structural development		
Topography	Slopes from northeast to southwest		
Access	East Philadelphia Street		
Water Provider	Rapid City		
Sewer Provider	Rapid City		
Electric/Gas Provider	Black Hills Power / Montana Dakota Utilities		
Floodplain	N/A		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Void of structural development
Adjacent North	GC	UN	Void of structural development
Adjacent South	MDR	UN	Void of structural development
Adjacent East	MDR	UN	Residential development
Adjacent West	MHR	UN	Mobile Home Park

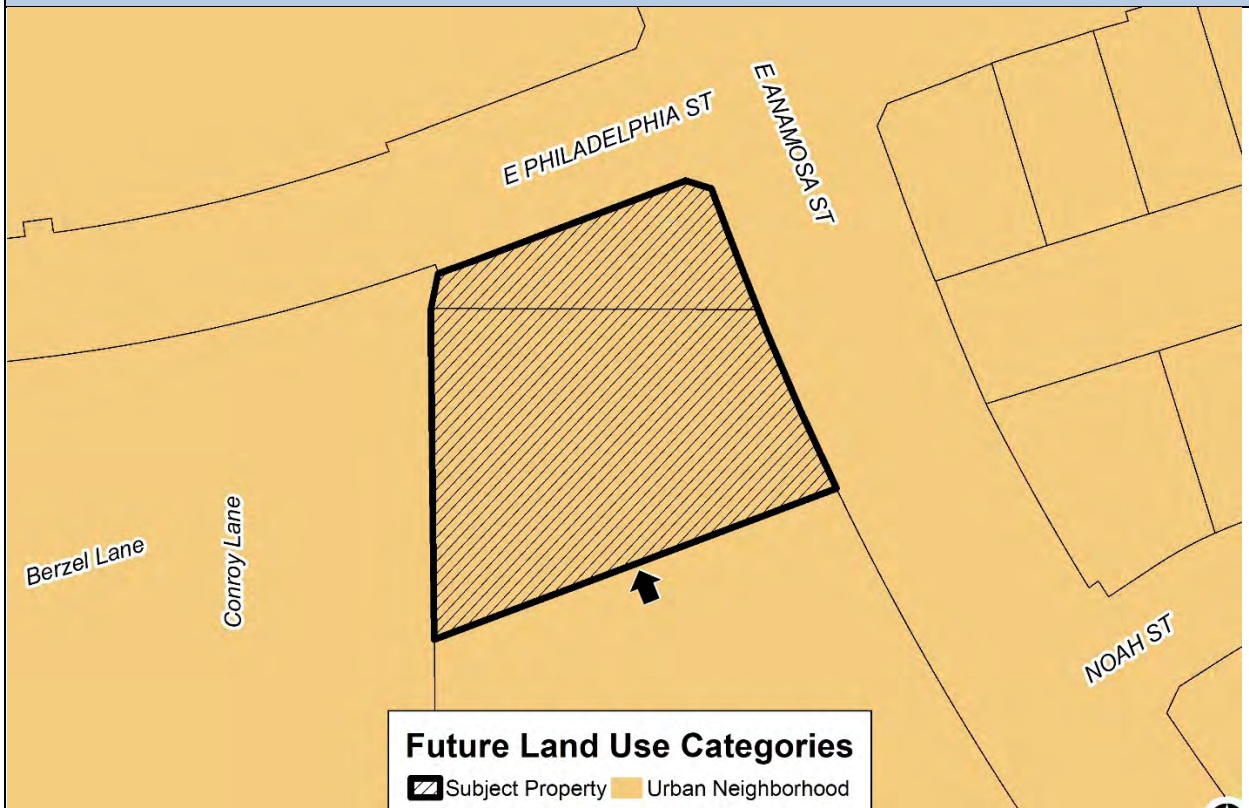
Zoning Map



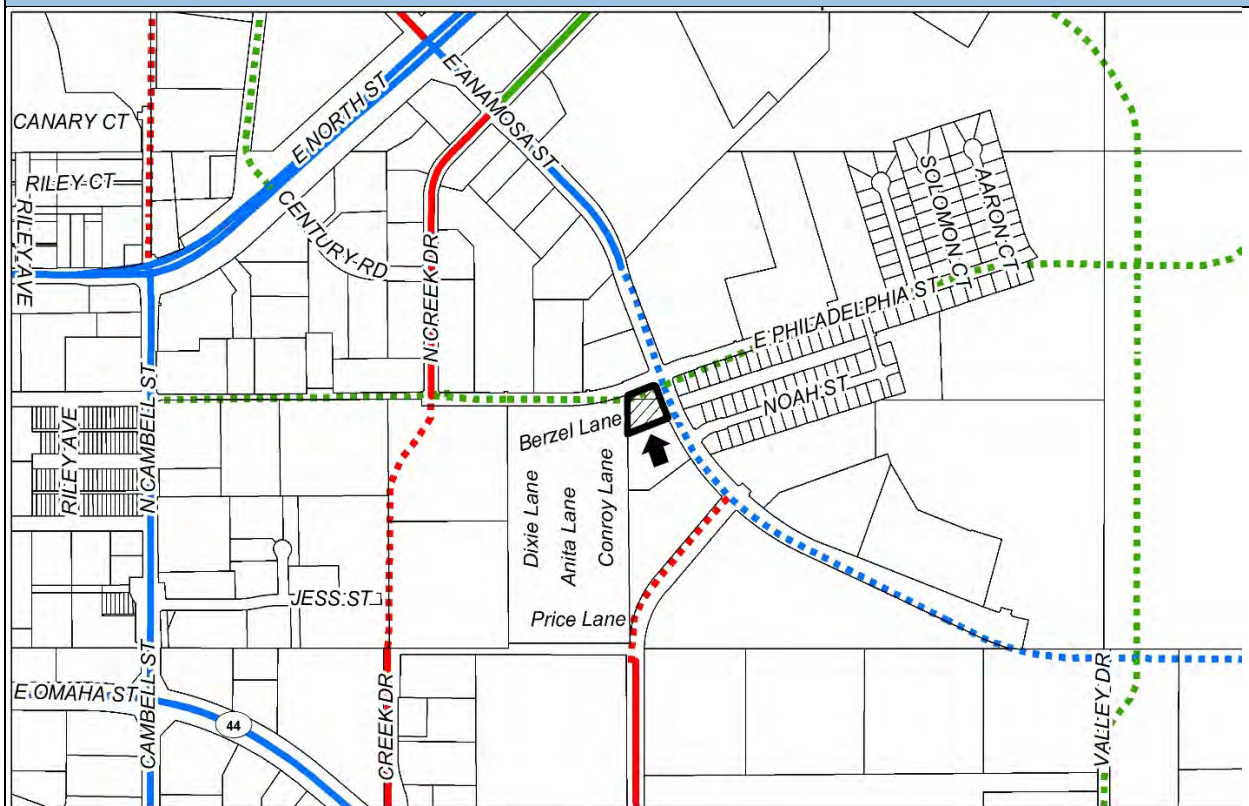
Existing Land Uses



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			
Relevant Zoning District Regulations			
Public District	Required	Proposed	
Lot Area	N/A	0.87 acres	
Lot Frontage / Lot Width	N/A	149 feet	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	35%	N/A	
Minimum Building Setback:		N/A	
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	As per RCMC 17.50.300	N/A	
• # of landscape islands	As per RCMC 17.50.300	N/A	
Minimum Parking Requirements:			
• # of parking spaces	As per RCMC 17.50.270	N/A	
• # of ADA spaces	As per RCMC 17.50.270	N/A	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 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 0.87 acres in size and is zoned Medium Density Residential District. The property is currently void of any structural development, but will be used to construct a water booster station in the future.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of these properties is Urban Neighborhood. The Urban Neighborhood identifies the Public Zone District as a secondary use.
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 property is located at the southwest corner of the intersection of East Anamosa Street and East Philadelphia Street. The proposed Rezoning will allow for the construction of a water booster station to expand infrastructure into the area. No adverse effects will 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 elements, major road plan, land use plan, community facilities plan and others.	The future land use designation of the subject property is Mixed-Use Commercial. The proposed Rezoning from Medium Density Residential District to Public District is generally in compliance with the Comprehensive Plan.

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 request will allow for the construction of a water booster station, which encourages compact growth and supports development within established city limits.
	A Vibrant, Livable Community
LC-3.1E	Buffers and Transitions – The proposed Rezoning request from Medium Density Residential District to Public District will not result in conflicts between the existing and proposed residential use and the proposed water booster station.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Access to the property is from East Philadelphia Street, which is classified as a Collector street on the City’s Major Street Plan. The property is located adjacent to East Anamosa Street, which is a Principal Arterial Street on the City’s Major Street Plan.
	Economic Stability and Growth
EC-3.2C	Infrastructure Improvement Coordination – This goal encourages the coordination of growth areas with public infrastructure improvements to maximize investments and economic returns. Rezoning the property as proposed will allow the construction of a water booster station to serve an area of residential and employment growth.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
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 requested Rezone 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):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The proposed Rezoning request will allow for extension of infrastructure into a growth area that incorporates multiple housing types, including mobile homes, single- and multi-family residential, and estate homes.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood Area
Neighborhood Goal/Policy:	
EVR-NA1.1H	Urban Services – This Rezoning request supports the extension of City infrastructure within the Urban Services boundary to serve new development.
Findings	
Staff has reviewed the Rezoning request criteria pursuant to the appropriate chapters of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The Future Land Use Plan designates this property and adjacent properties as Urban Neighborhood. Urban Neighborhood identifies the Public District as a secondary use. The proposed Rezoning is in compliance with the City's Comprehensive Plan.	
Staff Recommendation	
Staff recommends approval of the Rezoning request from Medium Residential District to Public District.	