



Rapid City Planning Commission

Rezoning Project Report

February 23, 2017

Item #7
Applicant Request(s)
Case # 17RZ001 – Rezoning request from General Agricultural District to Low Density Residential District II
Companion Case(s) 17RZ002 – Rezoning request from Low Density Residential District II to General Agricultural District

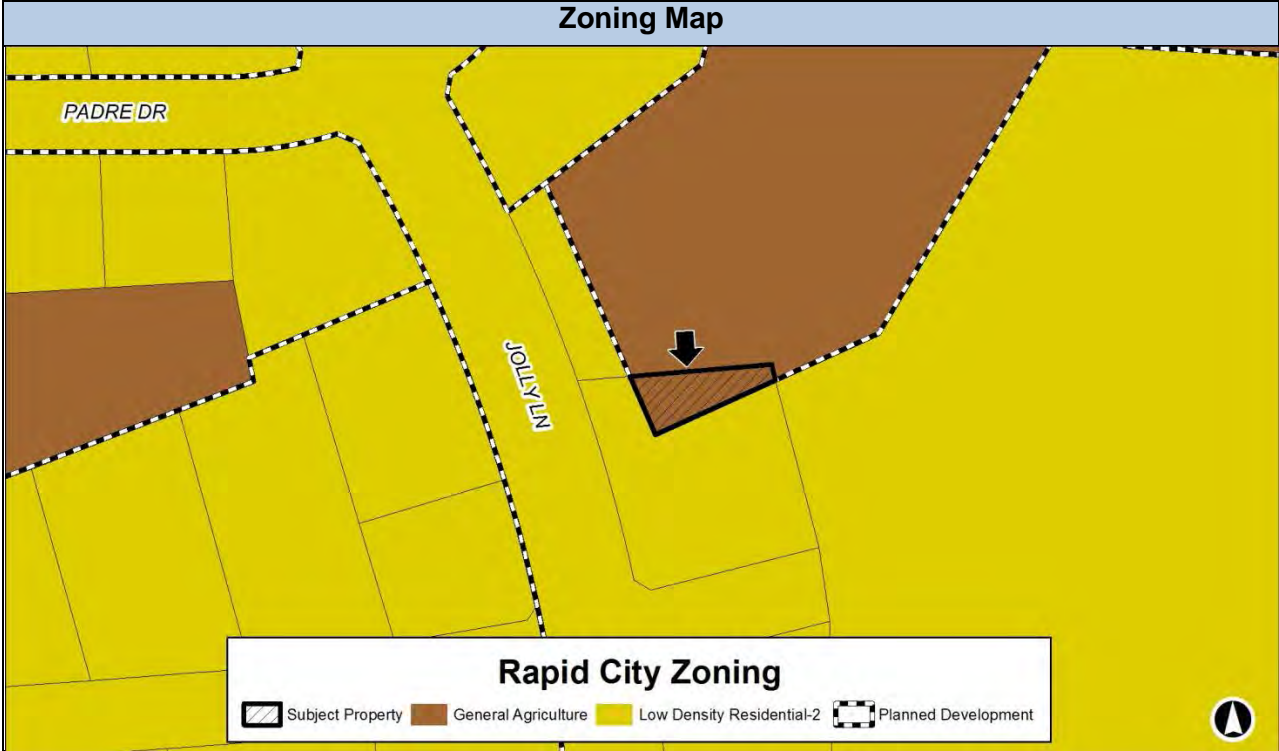
Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Low Density Residential District II for a parcel of land approximately 0.038 acres in size. The applicant has also submitted a Rezoning request from Low Density Residential District II to General Agricultural District (File #17RZ002) for a portion of land located to the north of the subject property. The intent of the requested Rezoning is to adjust zoning discrepancies due to previous platting. The property is currently void of structural development. The remainder of the property is also zoned Low Density Residential District II.

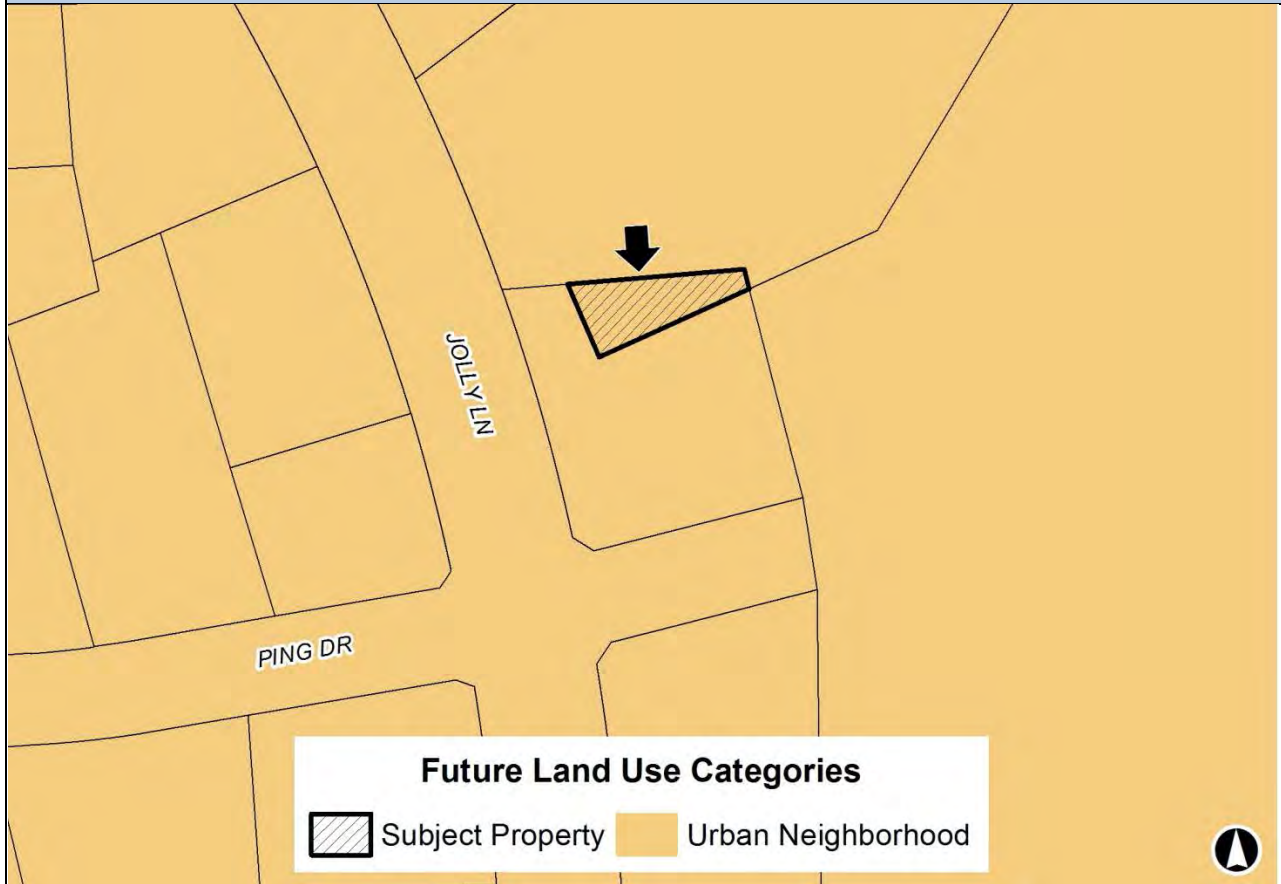
Applicant Information	Development Review Team Contacts
Applicant: ZCO Incorporated	Planner: Fletcher Lacock
Property Owner: ZCO Incorporated	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Sperlch Consulting	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Northeast corner of the intersection of Jolly Land and Ping Drive
Neighborhood	Southeast Connector
Subdivision	Elks Country Estates
Land Area	0.038 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Jolly Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

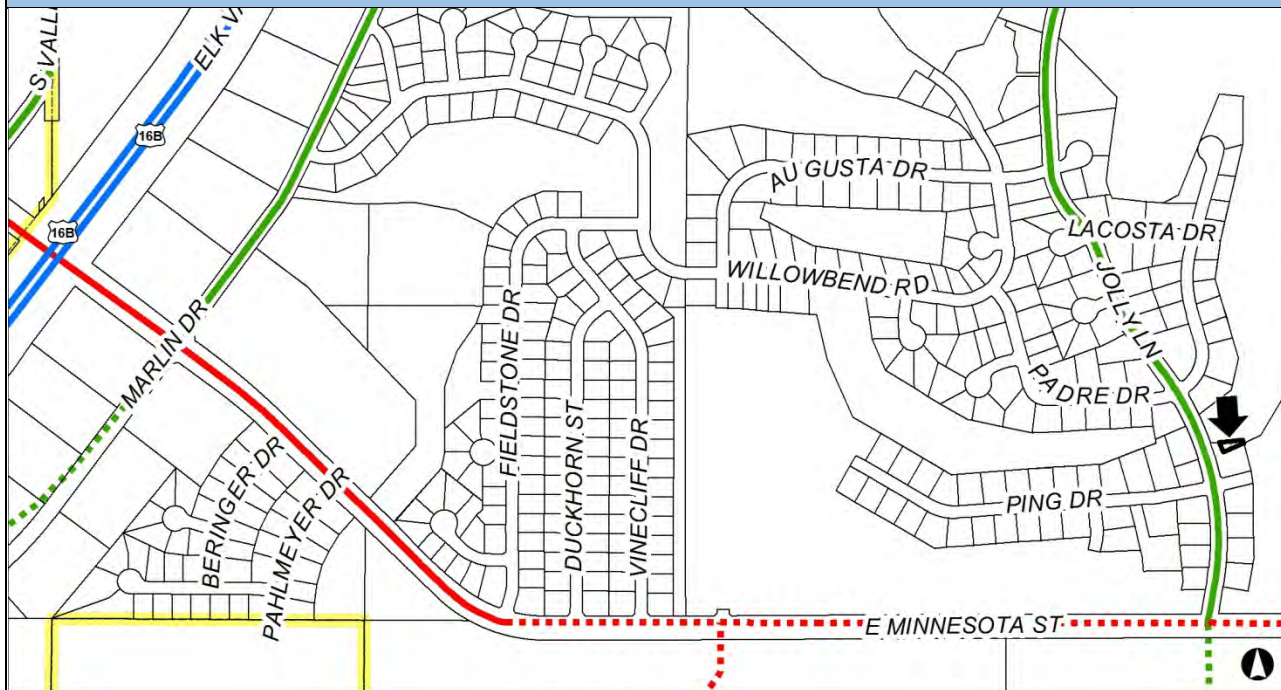
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA-PD	UN	Void of structural development
Adjacent North	GA-PD	UN	Golf Course
Adjacent South	LDR II-PD	UN	Void of structural development
Adjacent East	LDR II-PD	UN	Void of structural development
Adjacent West	LDR II-PD	UN	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property (hatched pattern)
- Collector (green)
- Principal arterial (blue)
- Proposed minor arterial (dotted red)
- Rapid City Limits (yellow dashed line)
- Minor arterial (red)
- Proposed collector (dotted green)

Relevant Case History			
Case/File#	Date	Request	Action
16PL140	12/22/2016	Lot Line Adjustment Plat	Approved
Relevant Zoning District Regulations			
Low Density Residential District II	Required	Proposed	
Lot Area	6,500 square feet	Approximately 19,166 square feet	
Lot Frontage / Lot Width	25 feet	285 feet	
Maximum Building Heights	2.5 stories, 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 feet or 12 feet	N/A	
• Street Side	20 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

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.	On December 22, 2016, staff approved a Lot Line Adjustment Plat (File #16PL140) to revise the layout of this property and the golf course property located to the north. The requested Rezoning is intended to adjust the zoning designation of the property to Low Density Residential District II. The applicant has also submitted a Rezoning request (File #17RZ002) to adjust the zoning on the golf course to General Agricultural District.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Urban Neighborhood. The requested Rezoning is in compliance with the adopted 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.	The property is located in an existing residential neighborhood. The proposed Rezoning is consistent with the adopted 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 future land use designation of the property is Urban Neighborhood. The proposed Rezoning to Low Density Residential District II is consistent 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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Jolly Lane is identified as a Collector Street on the City’s Major Street Plan. The applicant should be aware that the minimum required setback from a Collector Street is 25 feet.
	Economic Stability and Growth
	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 advertized 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):	Urban Neighborhood
Design Standards:	
N/A	The future land use designation of the subject property is Urban Neighborhood. The applicant is proposing to Rezone the property from General Agricultural District to Low Density Residential District II. The Rezoning request is due to the layout of the lot created by a Lot Line Adjustment Plat (File #16PL140).

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1G	Residential Growth: The Rezoning request supports residential growth west of Reservoir Road.

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 future land use designation of the property is Urban Neighborhood. The proposed Rezoning request is in compliance with the goals of the adopted Comprehensive Plan and the surrounding land uses.

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