



Rapid City Planning Commission

Rezoning Project Report

February 23, 2017

Item #8
Applicant Request(s)
Case # 17RZ002 – Rezoning request from Low Density Residential District II to General Agricultural District
Companion Case(s) 17RZ001 – Rezoning request from General Agricultural District to Low Density Residential District II

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 Low Density Residential District II to General Agricultural District for a parcel of land approximately 0.144 acres in size. The applicant has also submitted a Rezoning request from General Agricultural District to Low Density Residential District II (File #17RZ001) for a portion of land located to the south of the subject property. The intent of the requested Rezonings is to adjust zoning discrepancies due to previous platting. A portion of the Elks Golf Course is currently located on the property.

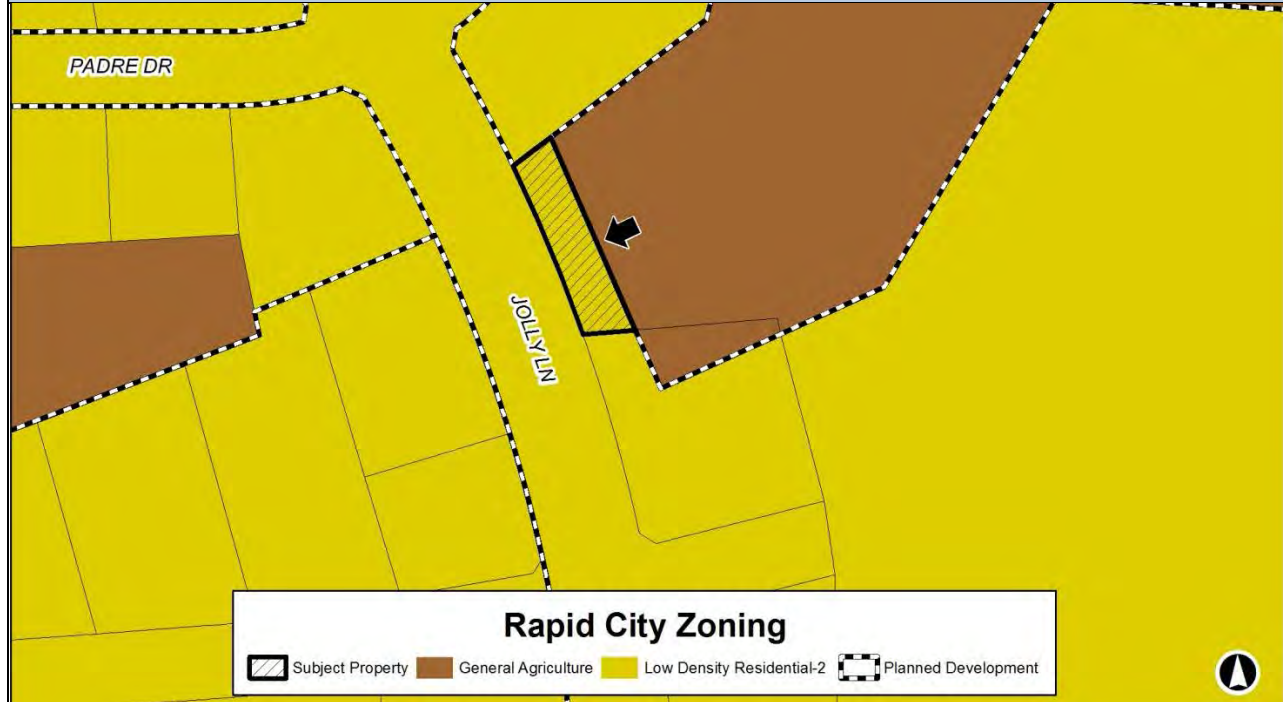
Applicant Information	Development Review Team Contacts
Applicant: Rapid City Benevolent and Protective Order of the Elks	Planner: Fletcher Lacock
Property Owner: Rapid City Benevolent and Protective Order of the Elks	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Sperlich Consulting	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 172 feet northeast of the intersection of Jolly Lane and Ping Drive
Neighborhood	Southeast Connector
Subdivision	Elks Golf Course Subdivision
Land Area	0.144 acres
Existing Buildings	Golf Course bathroom
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	LDR II	UN	Golf Course
Adjacent North	GA	UN	Single-family dwelling
Adjacent South	GA and LDR II	UN	Void of structural development
Adjacent East	GA	UN	Gold course
Adjacent West	LDR II	UN	Void of structural development

Zoning Map



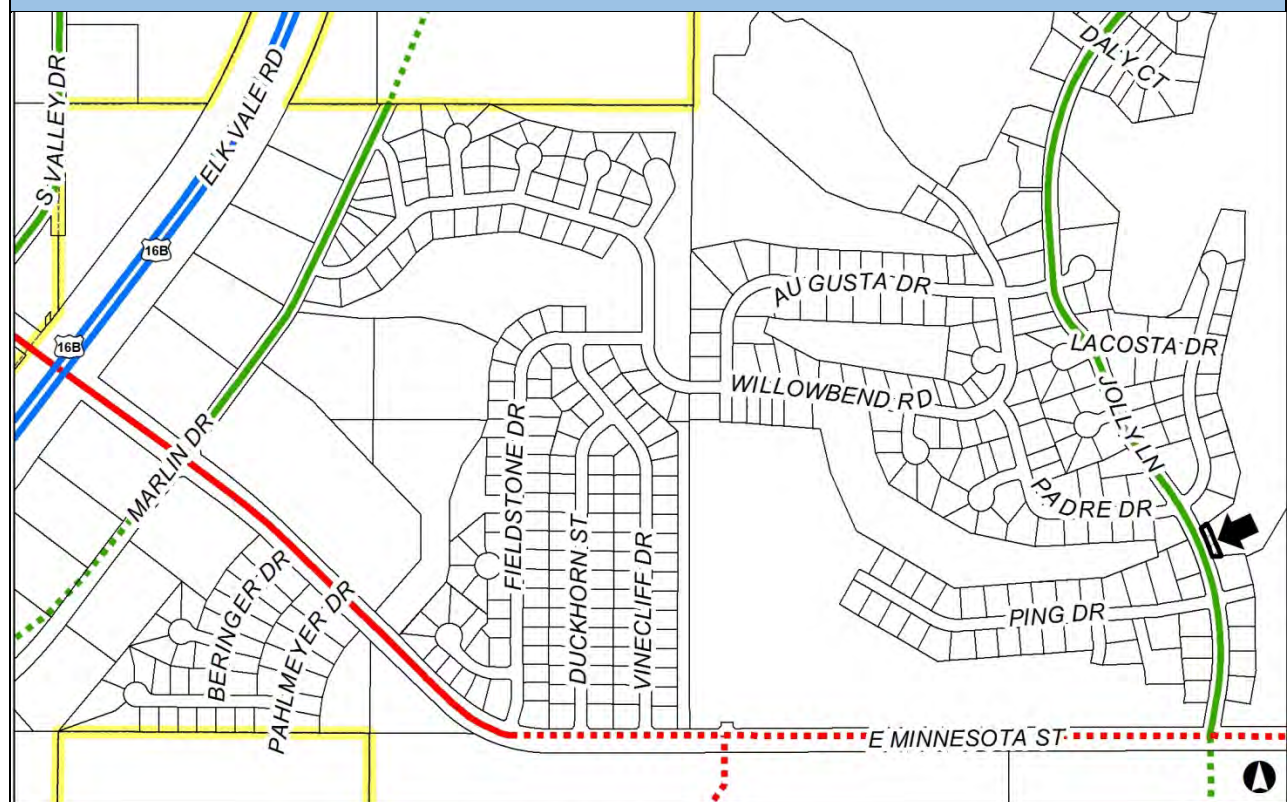
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

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

Relevant Case History			
Case/File#	Date	Request	Action
16PL140	12/22/2016	Lot Line Adjustment Plat	Approved
Relevant Zoning District Regulations			
General Agricultural District	Required	Proposed	
Lot Area	N/A	35.4 acres	
Lot Frontage / Lot Width	25 feet	Approximately 411 feet	
Maximum Building Heights	2.5 stories, 35 feet	N/A	
Maximum Density	25%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	N/A	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 property located to the south. The requested Rezoning is intended to adjust the zoning designation of the property to General Agricultural District. A golf course is a permitted use in the General Agricultural District. The applicant has also submitted a Rezoning request (File #17RZ001) to adjust the zoning on the adjacent lot to Low Density Residential District II.
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 the location of the Elks Golf Course. 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 portion of property to be Rezoned is a part of the Elks Golf Course which is an accessory use in the area. The proposed Rezoning to General Agricultural District 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.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
RC-1.2B	The property is a part of the Elks Golf Course.
	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:	
GDP-N4	Parks and Recreation: The property is a part of the Elks Golf Course.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Collector
Neighborhood Goal/Policy:	
SEC-NA1.1H	Parks and Greenways: The property is a part of the Elks Golf Course.

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 property is a portion of the Elks Golf Course. A golf course is a permitted use in the General Agricultural

District. The proposed Rezoning request is in compliance with the goals of the adopted Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.