



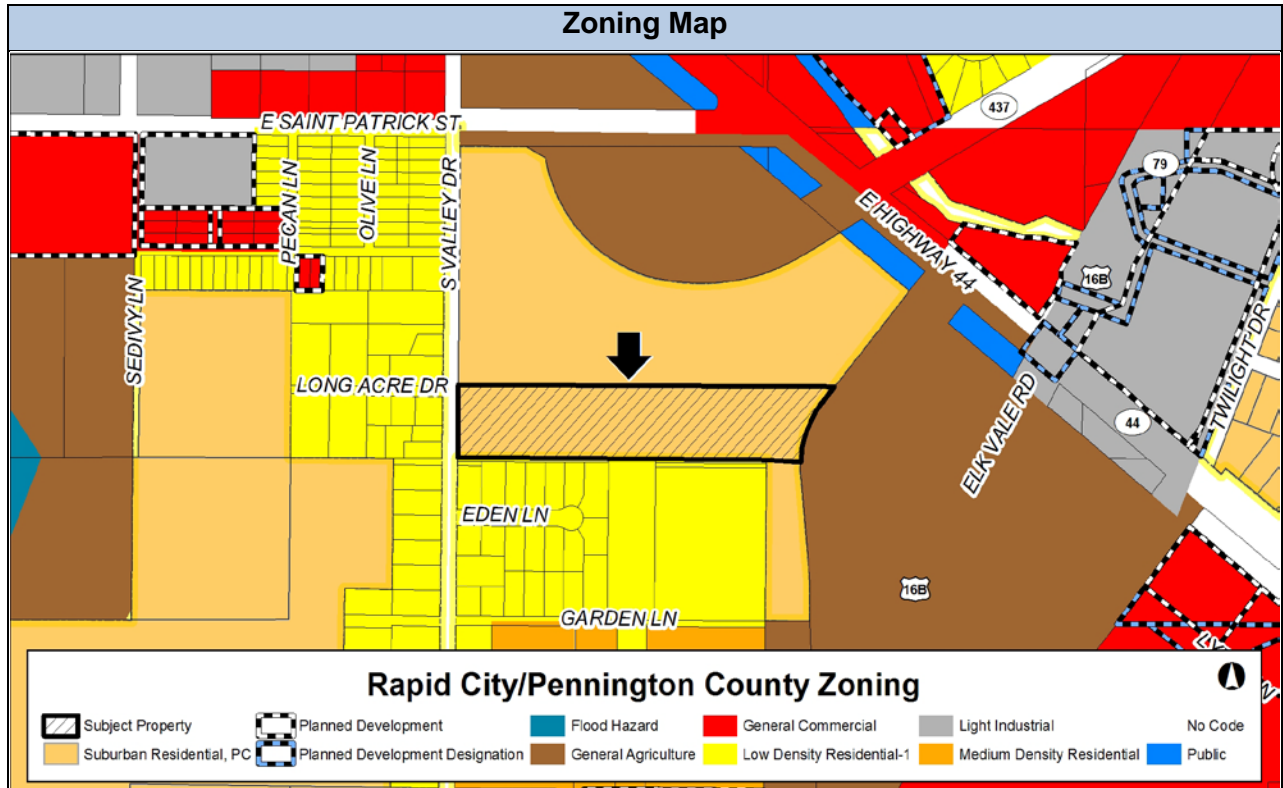
Rapid City Planning Commission

Rezoning Project Report

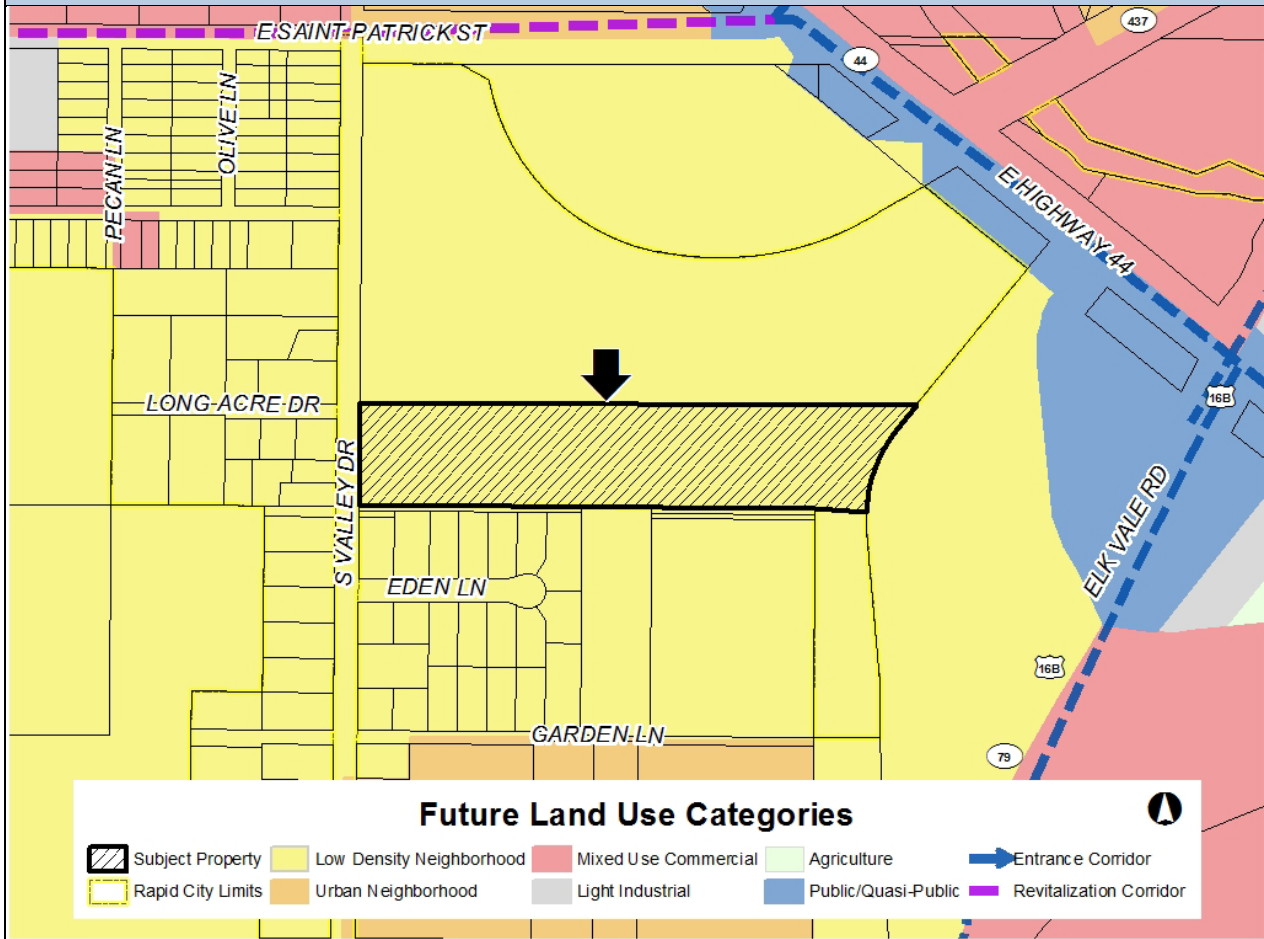
March 9, 2017

Item 2	
Applicant Request(s)	
Case # 17RZ004	A request to rezone property from No Use District to Low Density Residential District
Companion Case(s):	
17AN002, a petition for Annexation into the City Limits of Rapid City	
17PL004, a Preliminary Subdivision Plan to create 2 lots	
17PL013, a Preliminary Subdivision Plan to create 28 residential lots	
17PD007, an Initial Planned Development	
17RZ005, a request to rezone property from No Use District to Medium Density Residential District	
17RZ006, a request to rezone property from No Use District to General Commercial District	
17RZ007, a request to rezone property from No Use District to General Commercial District	
17RZ008, a request to rezone property from General Agriculture District to Medium Density Residential District	
17RZ009, a request to rezone property from General Agriculture District to General Commercial District	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the request to rezone property from No Use District to Low Density Residential District be approved.	
Project Summary Brief	
The applicant has submitted a request to rezone approximately 10.11 acres from No Use District to Low Density Residential District. On February 9, 2017, the Planning Commission approved an Annexation (File #17AN002) and Preliminary Subdivision Plan (File #17PL004) to create two lots in the Johnson Ranch Subdivision. The total area of property requested for rezoning in all associated applications is approximately 45.7 acres, to be rezoned for a mix of commercial and residential uses. Portions of the development are located within the City Limits, while others are in the process of annexation. The applicant has submitted five additional rezone requests for the property as noted above. In addition, the applicant has submitted a Preliminary Subdivision Plan (File #17PL013) and an Initial Planned Development (File #17PD007) for the development of 28 single-family residences. This rezone request includes the proposed 28 residential lots.	
Applicant Information	Development Review Team Contacts
Applicant: KTM Design Solutions, Inc.	Planner: Robert Laroco
Property Owner: BH Capital, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Southeast of the intersection of East Saint Patrick Street and South Valley Drive
Neighborhood	Southeast Connector Neighborhood
Subdivision	Section 9, T1N, R8E, proposed Johnson Ranch Subdivision
Land Area	10.11 acres, approximately 440,392 square feet
Existing Buildings	No structural development
Topography	Generally level
Access	South Valley Drive
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	None identified
Other	N/A

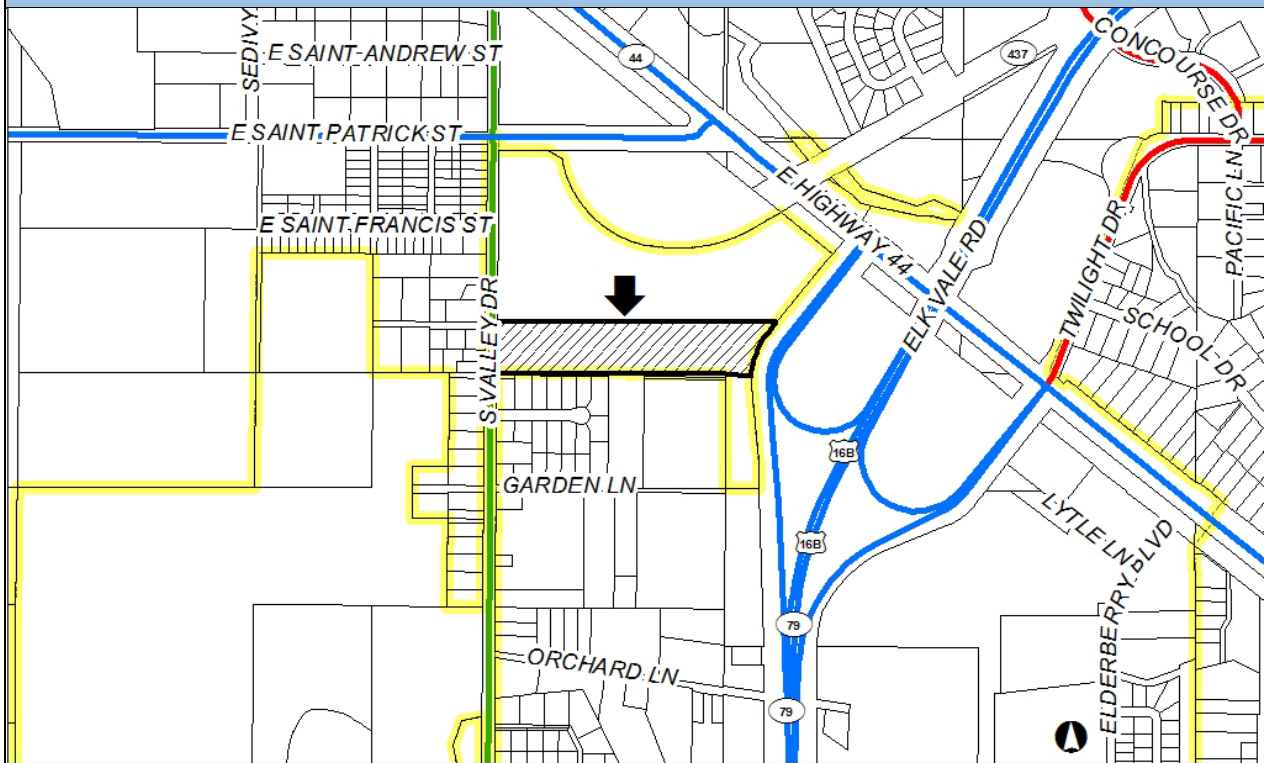
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	NU	LDN	No structural development
Adjacent North	NU	LDN	No structural development
Adjacent South	LDR	LDN	Single family residence
Adjacent East	LI, GC	LDN	East Highway 44/Highway 79 interchange
Adjacent West	LDR	LDN	Single family residences



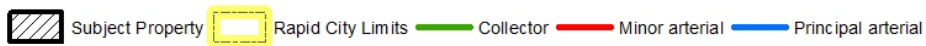
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan







Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential District	Required		Proposed
Lot Area	6,500 sq ft		N/A
Lot Frontage	Minimum 25 ft, 50 ft at the front building line		N/A
Maximum Building Heights	2 ½ stories, 35 ft		N/A
Maximum Density	30%		N/A
Minimum Building Setback:			
• Front	20 ft		N/A
• Rear	25 ft		N/A
• Side	8 ft for one story, 12 ft for 2 stories or more		N/A
• Street Side	20 ft. 25 ft to South Valley Drive		N/A
Minimum Landscape Requirements:			
• # of landscape points	None required		N/A
• # of landscape islands	None required		N/A
Minimum Parking Requirements:			
• # of parking spaces	2.0 spaces/DU		N/A
• # of ADA spaces	None required		N/A
Signage	Per RCMC		N/A
Fencing	Per RCMC		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 will be considered for annexation at the February 21, 2017 City Council meeting. When a property is annexed into the City Limits, it is automatically zoned No Use District and must be rezoned to another zoning district within 180 days of annexation. The annexation and proposed subdivision of property create changing conditions that necessitate this rezone.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The intent of the Zoning Ordinance is to ensure the safe, orderly development of property in the City. The Low Density Residential District is intended to provide for single-family residential development with low population densities. This requested rezone will allow for development of the site with single-family residences as noted in the associated Preliminary Subdivision Plan and Initial Planned Development and is consistent with the intent of the Zoning Ordinance.
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.	Adjacent property located to the north of the subject property is zoned Suburban Residential District in Pennington County and is currently undeveloped. Property located to the south and west is zoned Low Density Residential District in Rapid City and is developed with single-family residential uses. A Master Plan submitted for the development of the entire site shows a mix of commercial and residential development. The requested rezone and associated Initial Planned Development will allow for single-family residential uses to be the developed

	<p>on the subject property. Higher density residential uses and commercial uses are anticipated north of the subject property. East Saint Patrick Street located north of the property, East S.D. Highway 44 located north of the property, and Elk Vale Road located east of the property are classified as Arterial Streets on the City's Major Street Plan, capable of accommodating large volumes of commercial and residential traffic. South Valley Drive, located west of the property, is identified as a Collector Street on the City's Major Street Plan and will serve as primary access to the single-family residential development proposed. As a part of the subdivision of the property, the applicant is working with City staff to ensure that the adjacent street network can accommodate the traffic to be generated from the anticipated uses.</p>
<p>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.</p>	<p>The Low Density Residential District is the appropriate zoning district to support the low-density neighborhood land use designation as identified on the Rapid City Future Land Use Plan. Public Works staff has noted that the property is located within the Rapid Valley Sanitary District service boundary. The applicant has met with the Rapid Valley Sanitary District and anticipates that all utility services will be provided in compliance with the Rapid Valley Sanitary District Master Plan. Design of all street network infrastructure, utility service and capacity will be provided as a part of the subdivision of the property.</p>

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	<u>Compact Growth</u> : The proposed rezone is required due to the recent annexation of the property. The property was formerly a “doughnut hole” on the boundaries of the City, surrounded on all sides by property located within the Rapid City Limits. The annexation and subsequent rezoning of the property will encourage compact growth and limit leapfrog development on the edges of the City.
	A Vibrant, Livable Community
LC-2.1C	<u>Variety of Housing Types</u> : The requested rezone to Low Density Residential District will allow for development of single-family residences with low population densities. New development should contain a mix of housing styles, including single-family detached and attached housing, townhomes, multifamily housing, and housing for special populations. It appears that the proposed rezone, in combination with the associated rezones, will provide for a mix of housing types within the new development.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1H	<u>Infill and Redevelopment Coordination</u> : As a part of the future infill development

	anticipated on this property, enhanced vehicular circulation, pedestrian and bicycle connections, amenities, and transit services should be emphasized.
	Economic Stability and Growth
EC-1.2D	<u>Skilled Workforce Attraction and Cultivation</u> : The requested rezone will encourage additional high-quality, attainable housing options in the City, which is critical to attracting a skilled workforce.
	Outstanding Recreational and Cultural Opportunities
RC-1.1B	<u>Parks Planning</u> : The submitted Master Plan for the entire development identifies a public park is proposed. The applicant is coordinating with Rapid City Parks and Recreation to ensure ownership and maintenance of the park. The location and timeframe for the transfer of ownership and maintenance of the proposed park will be secured through the subdivision of the property.
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The requested rezone requires notification of surrounding property owners located within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been three inquiries into the requested rezone. The inquiring parties have expressed opposition to the rezoning based on concerns about the anticipated increase in intensity of use and its impact on the surrounding neighborhood, infrastructure, and traffic patterns.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N6	A variety of techniques should be applied in infill neighborhoods to promote compatibility with surrounding established neighborhoods: <ul style="list-style-type: none"> • Ensure infill development is compatible with the height, scale, existing setbacks, and massing of adjacent homes and the character of the street frontage. • Provide transitions in building heights and variations in side yard setbacks when infill is taller or at a higher intensity of use the adjacent homes to reduce visual impact. • Incorporate lower-intensity housing types along a shared property line or street frontage.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood
Neighborhood Goal/Policy:	
SEC-NA1.1D	<u>Mixed-Use Development</u> : The annexation of property and proposed rezone requests support the mixed used development desired for the area between Elk Vale Road and South Valley Drive.

The Development Review Team recommends that the request to rezone the property from No Use District to Low Density Residential District be approved for the following reasons:

- The property is in the process of annexation into the Rapid City Limits. Property annexed into the City is automatically zoned No Use District. The Future Land Use Plan identifies the area as appropriate for low-density neighborhood development. As such, a rezone of the property from No Use District to Low Density Residential District is in compliance with the Future Land Use Plan.

Staff recommends that the request to rezone property from No Use District to Low Density Residential District be approved.