



# Rapid City Planning Commission

## Rezoning Project Report

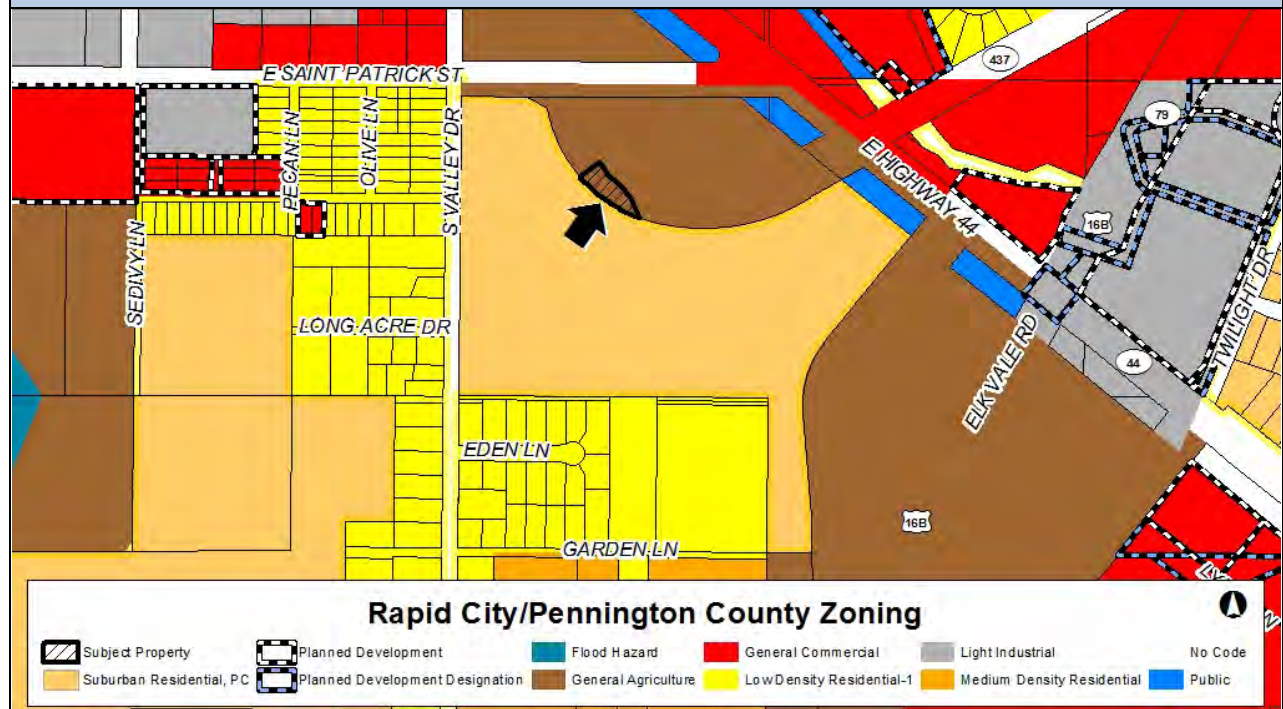
March 9, 2017

Item 6	
<b>Applicant Request(s)</b>	
Case # 17RZ008	A request to rezone property from General Agriculture District to Medium Density Residential District
Companion Case(s): 17AN002, a petition for Annexation in 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 17RZ004, a request to rezone property from No Use District to Low Density Residential District 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 17RZ009, a request to rezone property from General Agriculture District to General Commercial District	
<b>Development Review Team Recommendation(s)</b>	
The Development Review Team recommends that the request to rezone property from General Agriculture District to Medium Density Residential District be approved.	
<b>Project Summary Brief</b>	
The applicant has submitted a request to rezone approximately 0.46 acres from General Agriculture District to Medium Density Residential District. The applicant has submitted five additional rezone requests for the property as noted above. 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 also submitted a Preliminary Subdivision Plan (File #17PL013) and an Initial Planned Development (File #17PD007) for the development of 28 single-family residences. 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.	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
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
<b>Subject Property Information</b>	
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	0.46 acres, approximately 20,038 square feet
Existing Buildings	No structural development
Topography	Generally level
Access	East Saint Patrick Street
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	GA	LDN	No structural development
Adjacent North	GA	LDN, Revitalization Corridor, Gateway Corridor	No structural development
Adjacent South	NU	LDN	No structural development
Adjacent East	GA	LDN, Revitalization Corridor, Gateway Corridor	No structural development
Adjacent West	NU	LDN	No structural development

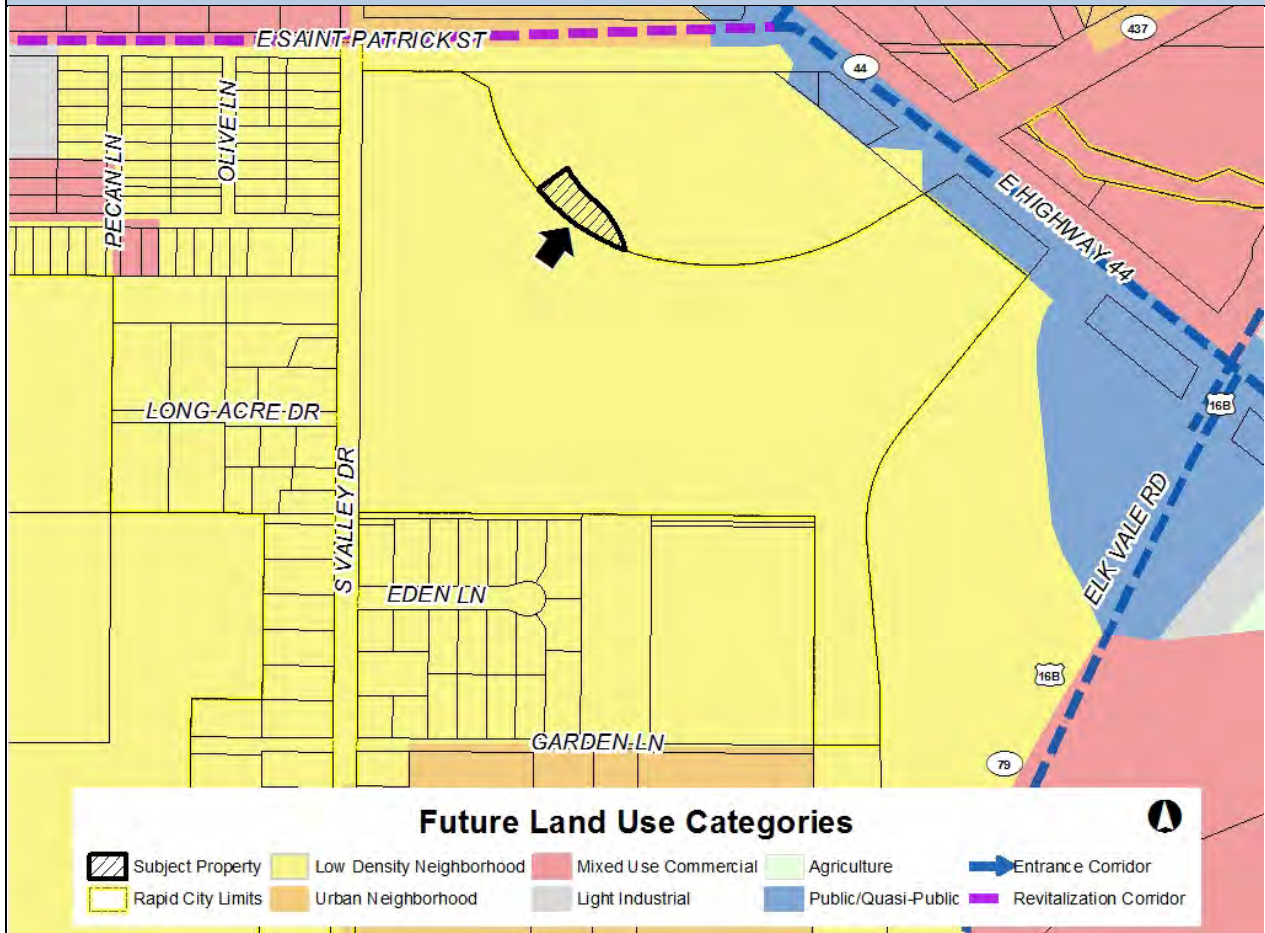
### Zoning Map



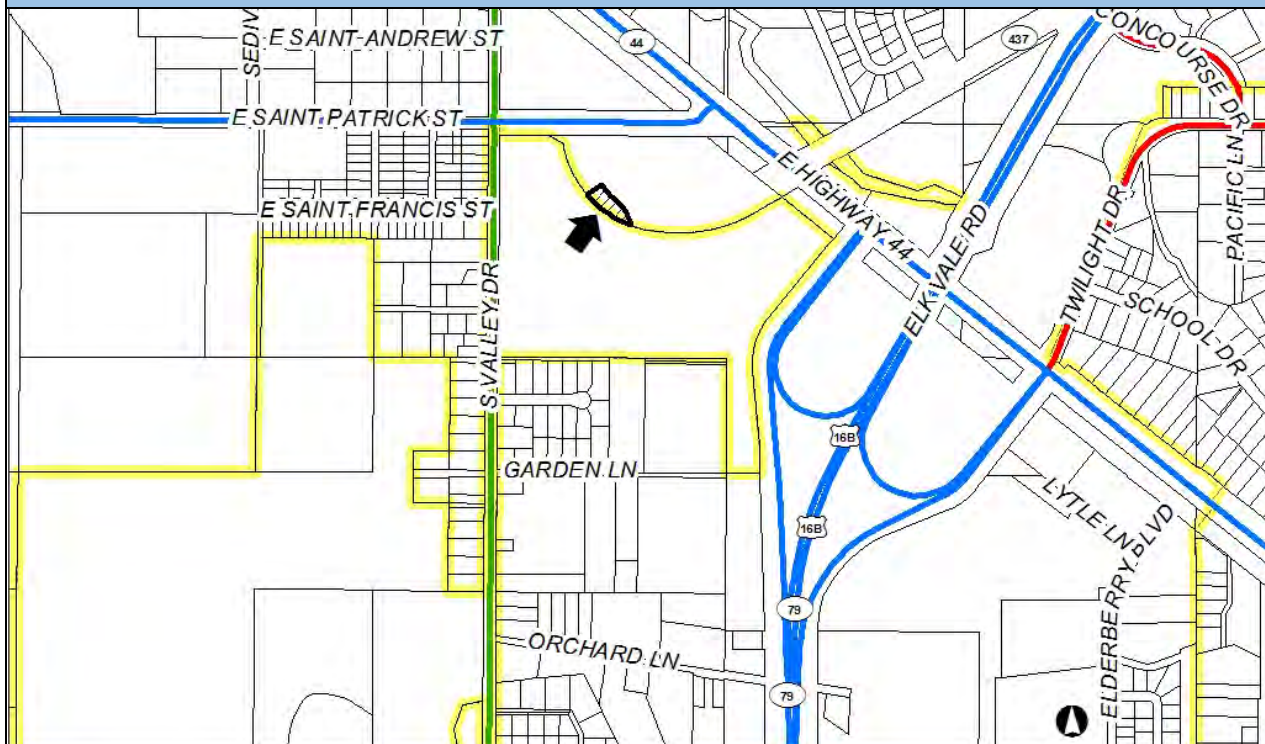
### Existing Land Uses



### 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			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 sq ft for single family, 5,000 sq ft +1,500/DU for two-family and multifamily	N/A	
Lot Frontage	50 ft at the front building line. 100 ft at the front building line for multifamily	N/A	
Maximum Building Heights	3 stories, 35 ft.	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 ft, 25 ft from South Valley Drive	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 for single/two family dwellings. Per RCMC for multifamily	N/A	
• # of landscape islands	Per RCMC	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2.0 spaces/DU for single/two family dwellings. 1.5 spaces/DU for multifamily	N/A	
• # of ADA spaces	Per RCMC	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 General Agriculture District is intended to serve as a holding district for property recently annexed into the City Limits but which is not anticipated to be developed in the near-term future. The applicant has submitted a number of applications intended to develop this property as a part of a larger master development plan. The proposed development of the property represents changing conditions that necessitate the requested rezoning.
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 Medium Density Residential District is intended to provide for residential uses with medium to high population densities. The principal uses of land may range from single-family to multiple-family apartment uses. This requested rezone will allow for development of the site with medium density residential uses and is consistent with the intent of the Zoning Ordinance. In addition, the General Agriculture District is generally considered a holding district, especially for property on the edges of the City which have been annexed, but which have not yet been developed.

<p>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.</p>	<p>Adjacent property located to the south and west of the subject property is zoned No Use District and is being considered for rezoning from No Use District to Medium Density Residential District (File #17RZ005). Adjacent property to the north and east is zoned General Agriculture District and is being considered for rezoning from General Agriculture District to General Commercial District File #17RZ009). A Master Plan submitted for the development of the entire site shows a mix of commercial and residential development. Currently the property is undeveloped agricultural land. East Saint Patrick Street located north of the property, East S.D. Highway 44 located northeast 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 anticipated multifamily residential development. 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 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>Submitted plans show the proposed development bordered on three sides by arterial streets and a collector street located along the western boundary of the development. Low-density residential uses adjacent to high volume streets can result in adverse noise and traffic impacts in residential neighborhoods. Allowing commercial uses adjacent to the higher volume roads will reflect the character of similar mixed-use campus developments in the City. In addition, the location of the proposed Medium Density Residential District between the proposed General Commercial District and Low Density Residential District will ensure that adequate separation and a transition between low intensity residential uses and higher-intensity commercial uses is being maintained.</p> <p>At the March 6, 2017 City Council meeting, the Rapid City Council will consider a Preliminary Subdivision Plan for the creation of two lots, including one lot that will be zoned Medium Density Residential District as a result of this request. Platting the property requires that utilities and streets are constructed and/or improved to serve the anticipated development. During the review of the associated Preliminary Subdivision Plan, the applicant noted that a Traffic Impact Study is being commissioned to address and traffic concerns associated with the proposed development.</p> <p>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 adjacent 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 adjacent property will encourage compact growth and limit leapfrog development on the edges of the City.
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**A Vibrant, Livable Community**

LC-5.2B	<u>Reduce Barriers</u> : The requested rezone will encourage a broader mix of uses along the East Saint Patrick Street corridor, an identified Reinvestment Corridor in the Rapid City Comprehensive Plan.
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**A Safe, Healthy, Inclusive, and Skilled Community**

N/A	N/A
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**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.
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**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.
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**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.
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**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.
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**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b> Low Density Neighborhood	
<b>Design Standards:</b>	
SDP-N6	<p>A variety of techniques should be applied in infill neighborhoods to promote compatibility with surrounding established neighborhoods:</p> <ul style="list-style-type: none"> <li>• Ensure infill development is compatible with the height, scale, exiting setbacks, and massing of adjacent homes and the character of the street frontage.</li> <li>• 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.</li> <li>• Incorporate lower-intensity housing types along a shared property line or street frontage.</li> </ul>

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Southeast Connector Neighborhood
<b>Neighborhood Goal/Policy:</b>	
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.

<b>The Development Review Team recommends that the request to rezone the property from General Agriculture District to Medium Density Residential District be approved for the following reasons:</b>	
•	Submitted plans show the proposed development bordered on three sides by arterial streets and a collector street located along the western boundary of the development. Low-density residential uses adjacent to high volume streets can result in adverse noise and traffic impacts in residential neighborhoods. However, allowing commercial uses adjacent to the higher volume roads will reflect the character of similar mixed-use campus developments in the City. In addition, the location of the proposed Medium Density Residential District between the proposed General Commercial District and Low Density Residential District will ensure that adequate separation and a transition between low-intensity residential uses and higher-intensity commercial uses is maintained.
•	Developing the property as per the applicant's Master Plan requires that the property be platted, creating lots to support the mix of commercial and residential uses. The subdivision of the property as proposed will ensure that utilities and streets are being constructed and/or improved to serve the anticipated development. In addition, the applicant has indicated that a Traffic Impact Study is being commissioned to address any traffic concerns associated with the proposed development.
•	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 has noted that 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 are required as a part of the subdivision of the property.

**Staff recommends that the request to rezone property from General Agriculture District to Medium Density Residential District be approved.**