



# Rapid City Planning Commission

## Rezoning Project Report

May 4, 2016

<b>ITEM 3</b>
<b>Applicant Request(s)</b>
Case # 17RZ014; a request to rezone property from General Agriculture District to Low Density Residential-I District

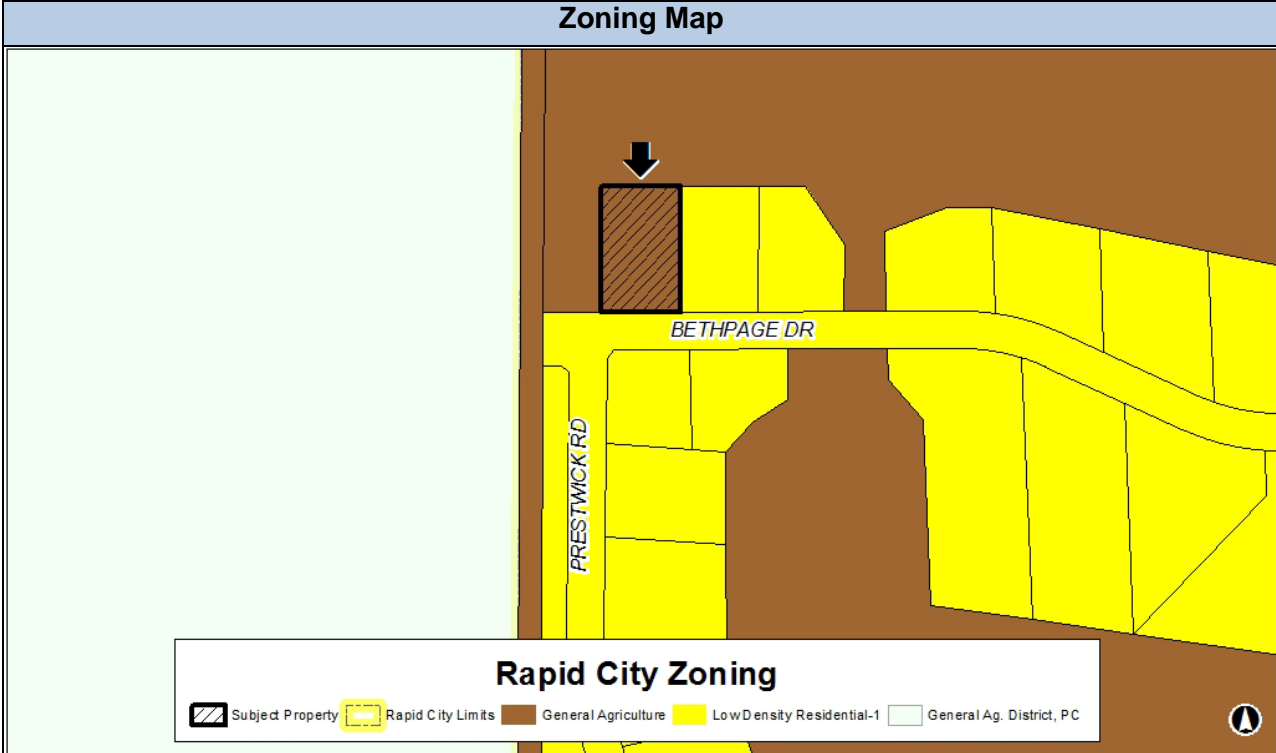
<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the request to rezone property from General Agriculture District to Low Density Residential-I District be approved.

<b>Project Summary Brief</b>
<p><b>(Update April 27, 2017. All revised and/or added text is shown in bold.) This item was continued from the April 20, 2017 Planning Commission meeting due to a publication error by the newspaper. This item has subsequently been republished in the Rapid City Journal on April 27, 2017. The second publication will occur on May 3, 2017. Staff will notify the Planning Commission at the May 4, 2017 Planning Commission if this publication requirement is not met. Staff recommends that the Rezoning request be approved. Please note that no other part of this report has been changed.</b> The applicant has submitted a request to rezone 0.44 acres from General Agriculture District to Low Density Residential-I District. The property was annexed and rezoned from No Use District to General Agriculture District in 2002 as a part of a larger parcel. Subsequent platting has resulted in this 0.44 acre lot with a zoning designation of General Agriculture District. The General Agriculture District does not have a minimum lot size requirement except when the proposed land use includes a residence, which then requires a minimum 20 acre lot size. The General Agriculture District has served as a holding zone until development of the property is proposed. The applicant has indicated that the property is being rezoned to Low Density Residential-1 District in order to secure a building permit for a single family residence.</p>

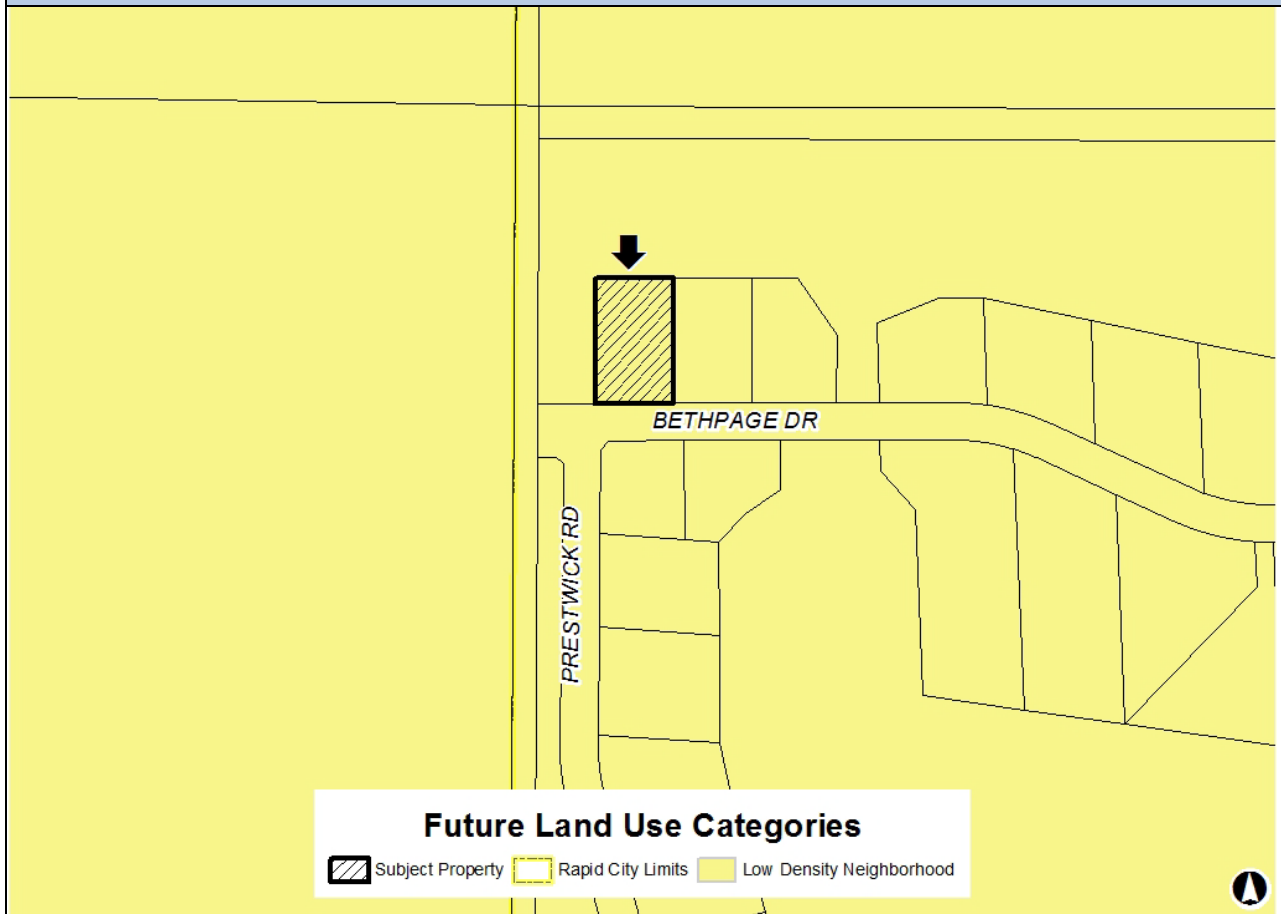
Applicant Information	Development Review Team Contacts
Applicant: DKEA, LLC	Planner: Vicki L. Fisher
Property Owner: DKEA, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Janet Kaiser
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	(No address to date) Northeast of the intersection with Prestwich Road and Bethpage Drive
Neighborhood	Sheridan Lake Road Neighborhood
Subdivision	Red Rock Estates
Land Area	0.44 acres, approximately 191,166.4 sq ft
Existing Buildings	No structural development
Topography	Slopes from north to south
Access	Bethpage Drive/Prestwich Road
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Cooperative/ Montana Dakota Utilities
Floodplain	None identified
Other	

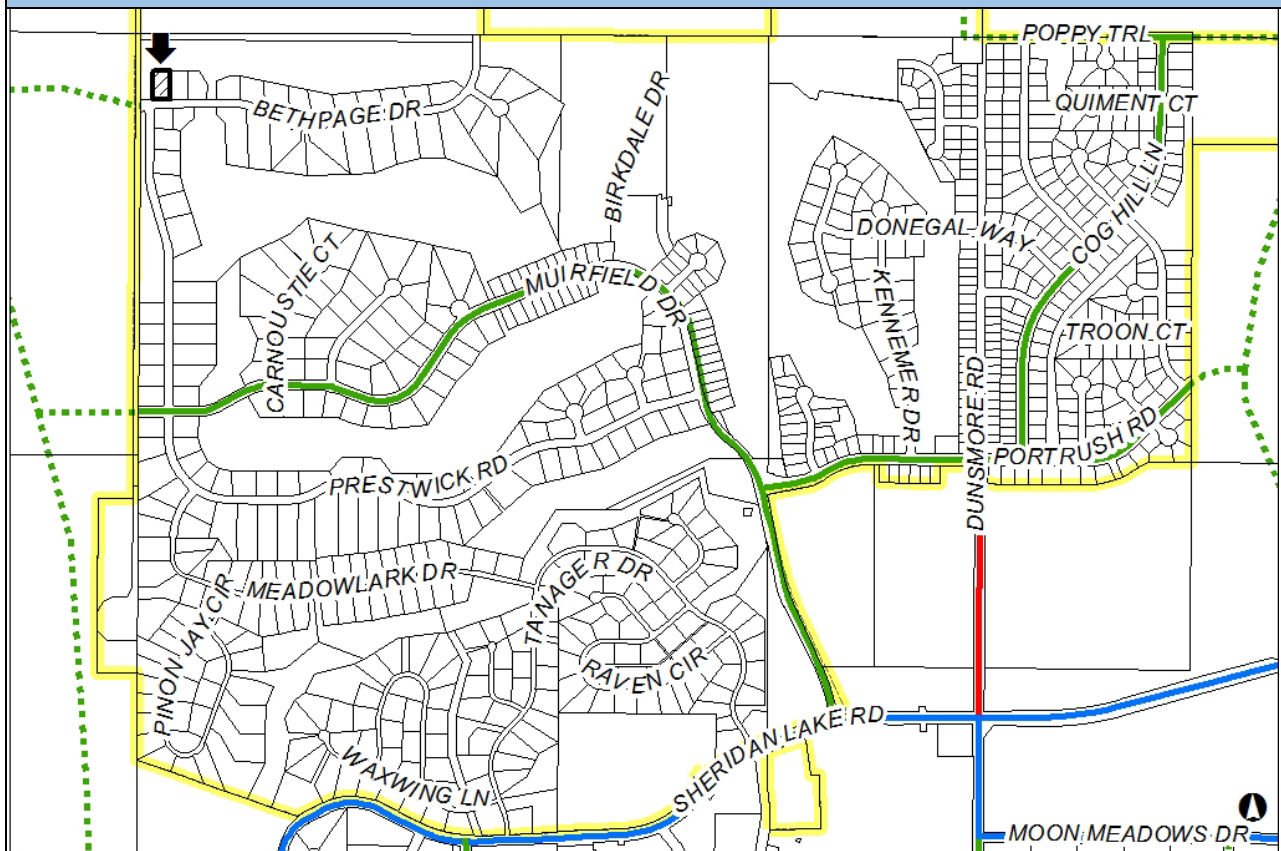
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	LDN	Undeveloped
Adjacent North	GAD	LDN	Undeveloped
Adjacent South	LDR-1	LDN	Single family residence
Adjacent East	LDR-1	LDN	Single family residence
Adjacent West	GAD	LDN	Undeveloped



# Comprehensive Plan Future Land Use



# Parks or Transportation Plan



# Major Street Plan

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

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential-I District	Required	Proposed	
Lot Area	6,500 sq ft-single family	Currently 0.44 acres, 191,664 sq ft.	
Lot Frontage	Minimum 25 ft along a public street, minimum 50 feet at the front building line	Unknown, greater than 25 ft.	
Maximum Building Heights	2 ½ stories, 35 ft.	Unknown	
Maximum Density	30%	Unknown	
Minimum Building Setback:			
• Front	20 ft	Unknown	
• Rear	25 ft	Unknown	
• Side	8'-single story 12' two stories or more	Unknown	
• Street Side	20 ft, subcollector, 25 ft, collectors and arterials	Unknown	
Minimum Landscape Requirements:			
• # of landscape points	Not required.	N/A	
• # of landscape islands	Not required.	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2/Unit	Unknown	
• # of ADA spaces	N/A	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 has served as a holding zone. Proposing to develop the property as a residential lot requires that the property be rezoned to Low Density Residential-I District since the General Agriculture District requires a minimum 20 acre lot size for residential uses. As such, the applicant is requesting to rezone the property to Low Density Residential-I District in order to secure a building permit for a single family residence.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The requested rezone is to allow development of the property with single-family detached residence 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.	Property in the vicinity of the subject property is zoned with a mix of General Agriculture District and Low Density Residential-I District. The anticipated development of the property will align with existing residential development within the area. The proposed amendment does not adversely affect any other part of the City.
4. The proposed amendments	The Rapid City Future Land Use Plan shows that this










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.	property is appropriate for development as a low density neighborhood. The proposed amendment is consistent with the development plans of the City.
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**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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.2A	<u>Priority Infill Areas</u> : The requested rezone prioritizes and encourages infill development. Rezoning the property to Low Density Residential-I District will allow for an additional residential use within an established residential development.
	<b>A Vibrant, Livable Community</b>
LC-2.1A	<u>Targeted Residential Growth Areas</u> : The requested rezone encourages residential development within the existing Urban Services Boundary.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
EC-1.2A	<u>Housing Stock</u> : The requested rezone will allow for an additional residential lot increasing the housing stock within an existing residential development.
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The requested rezone requires notification of surrounding property owners within 250 feet of the subject property and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been no inquiries into the requested rezone.

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	Low Density Neighborhood
<b>Design Standards:</b>	
SDP-N6	<u>Residential and Infill Development</u> : The requested rezone allows continued development of a residential use within an existing residential neighborhood.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	U.S. Highway 16
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**Neighborhood Goal/Policy:**

US16-NA1.1A	<u>Residential Growth</u> : The requested rezone encourages expansion and development of an additional residential lot within the existing City Limits.
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**The Development Review Team recommends that the request to rezone the property from General Agriculture District to Low Density Residential-I District be approved for the following reasons:**

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|---|---|
| • | The applicant has requested to rezone property from General Agriculture District to Low Density Residential-I District. The Low Density Residential-I District allows for single-family detached residences and accessory uses. |
| • | The General Agriculture District is generally seen as a holding zone for property located in the City but which are anticipated to be undergoing development in the near-term future.   |
| • | The Low Density Residential-I District is considered an appropriate zoning district for property designated for low density neighborhood development.   |

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