



# Rapid City Planning Commission

## Rezoning Project Report

May 4, 2017

<b>Item #6</b>
<b>Applicant Request(s)</b>
Case # 17RZ015 – Rezoning request from General Agricultural District to Low Density Residential District II
Companion Case(s) 17PD015 – Initial Planned Development Overlay to allow a townhome development; 17PL037 – Preliminary Subdivision Plan to create 11 townhome lots

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Rezoning request be approved.</b>

<b>Project Summary Brief</b>
<p>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 15.82 acres in size. The property is currently void of any structural development. The applicant has also submitted an Initial Planned Development Overlay (File #17PD015) application to allow a townhome development and a Preliminary Subdivision Plan (File #17PL037) application to create 11 townhome lots and one large single-family residential lot.</p>

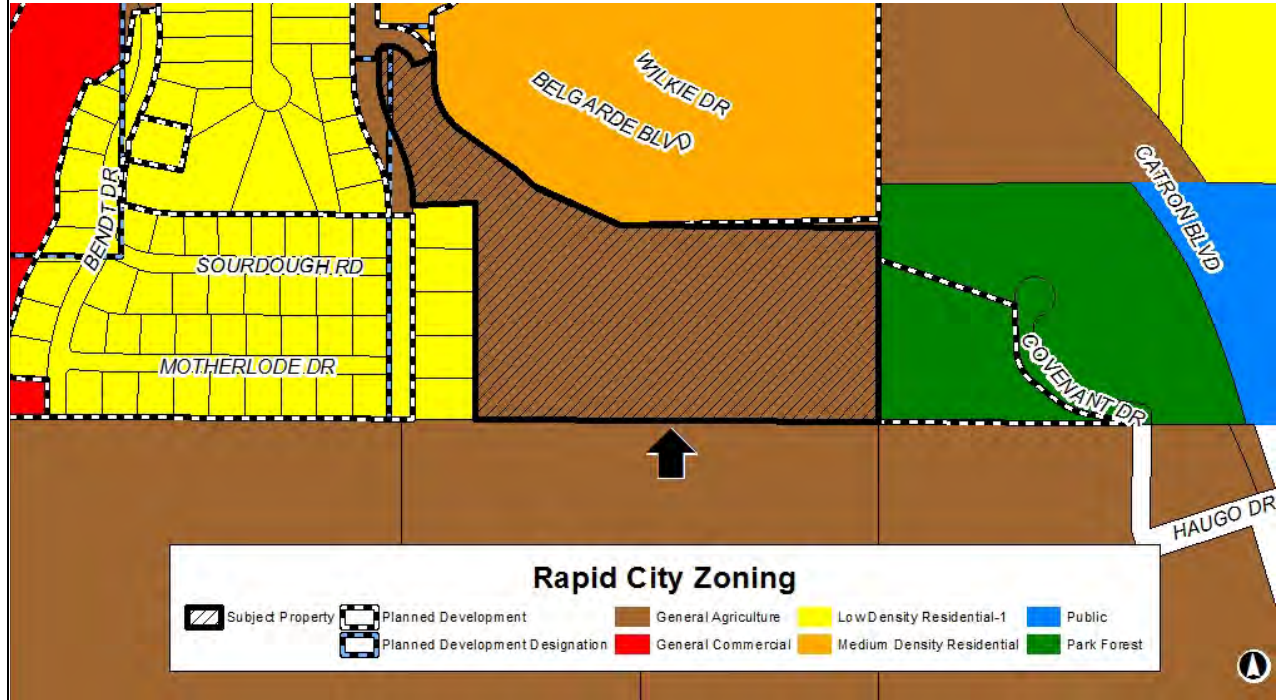
Applicant Information	Development Review Team Contacts
Applicant: Yanni Georgas	Planner: Fletcher Lacock
Property Owner: Yanni Georgas	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	5930 Nugget Gulch Road
Neighborhood	U.S. Highway 16
Subdivision	Stoney Creek South #2 Subdivision
Land Area	15.82 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south
Access	Nugget Gulch Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

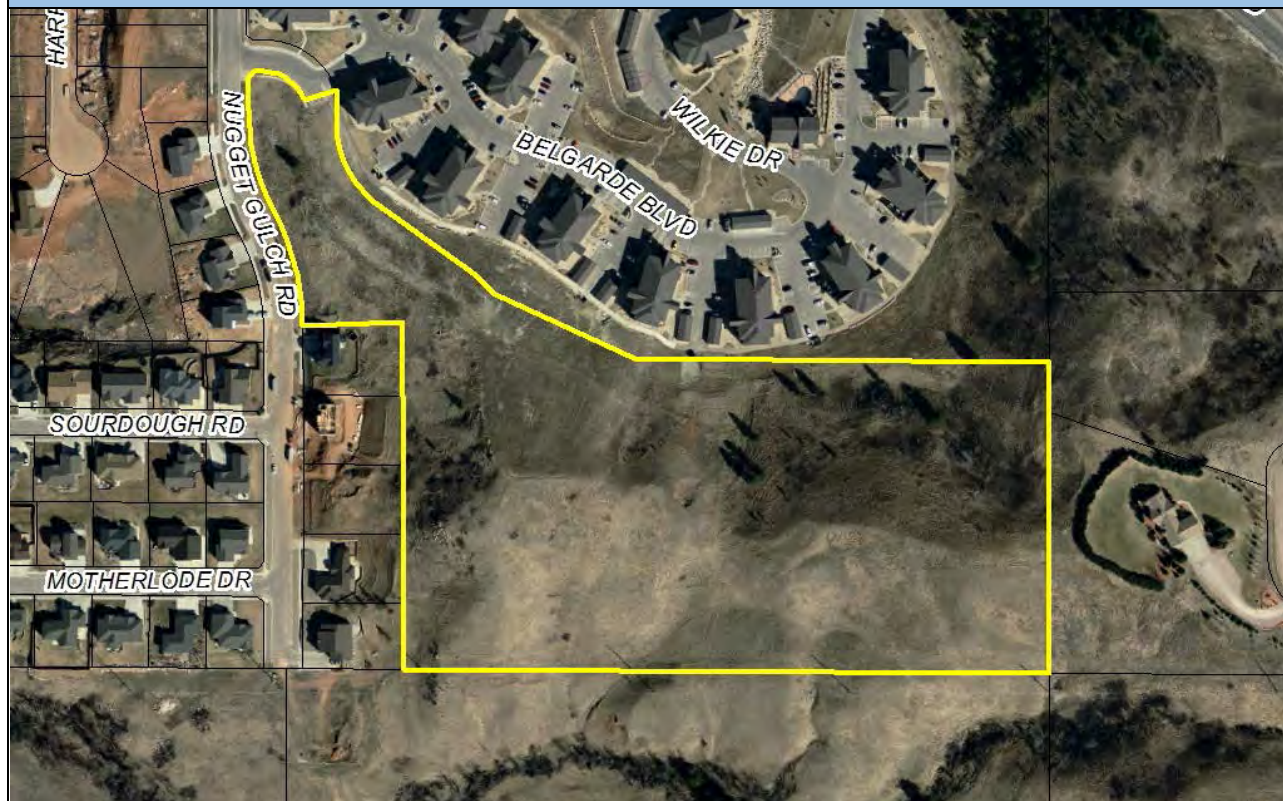
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Void of structural development
Adjacent North	MDR-PD	UN	Apartment complex
Adjacent South	GA	LDN	Void of structural development
Adjacent East	PF and PF-PD	LDN	Bed and Breakfast
Adjacent West	LDR and LDR-PD	LDN	Single-family dwellings

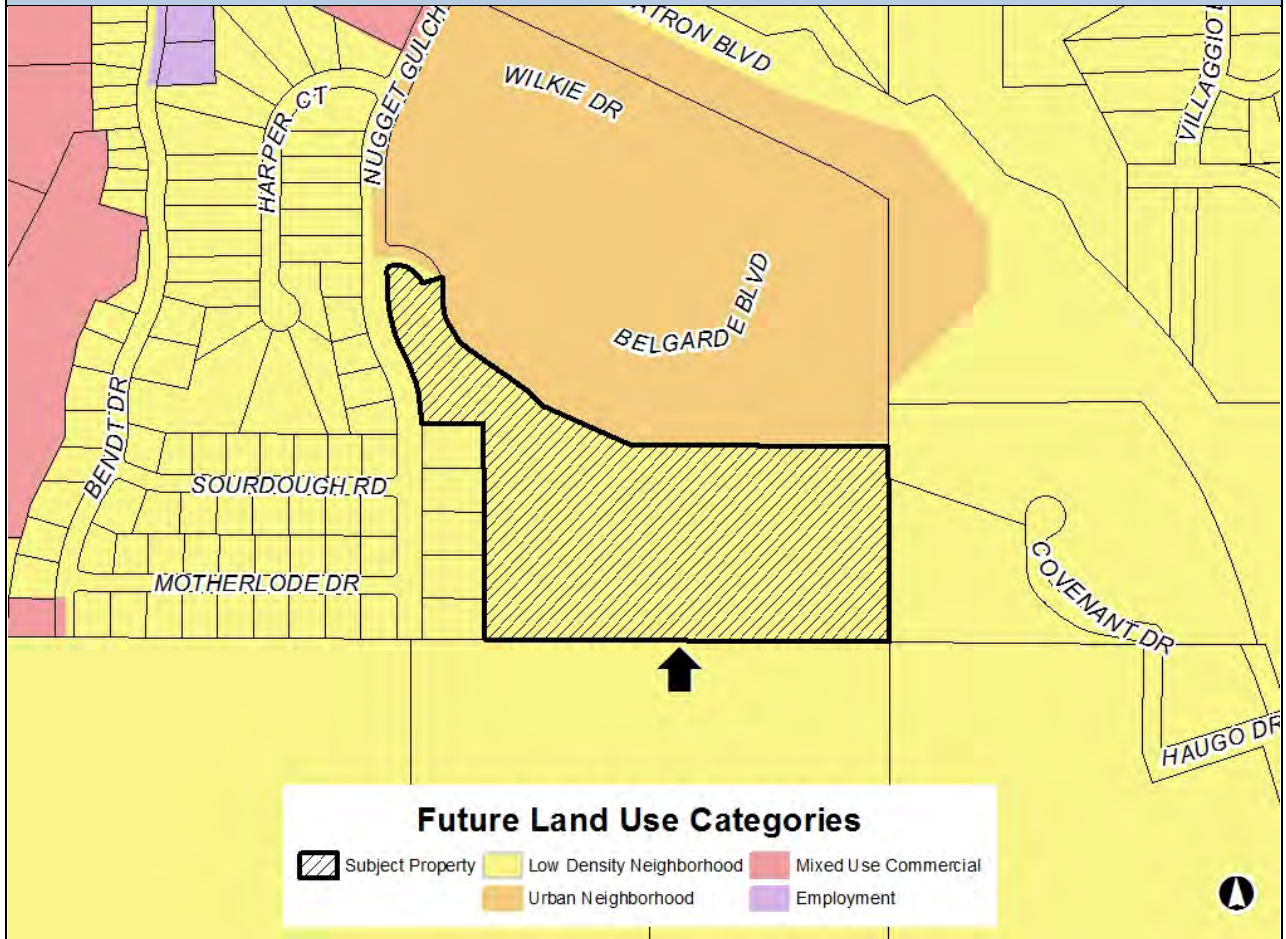
### Zoning Map



### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
16PL120	12/19/2016	Preliminary Subdivision Plat to create one lot	Approved
17PL010	02/23/2017	Final Plat	Approved
<b>Relevant Zoning District Regulations</b>			
<b>Low Density Residential District II</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		4,000 square feet	15.82 acres
Lot Frontage / Lot Width		16 feet	Approximately 621 feet
Maximum Building Heights		2½ stories or 35 feet	2½ stories or 35 feet
Maximum Density		40%	40%
Minimum Building Setback:			
• Front		25 feet	25 feet
• Rear		25 feet	20 feet
• Side		8 feet or 12 feet	12 feet
• Street Side		25 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		Two per unit	Two per unit
• # of ADA spaces		N/A	N/A
Signage		One square foot	N/A
Fencing		As per RCMC 17.50.340	N/A

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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 is a parcel of land zoned Office Commercial District approximately 15.82 acres in size. The applicant has also submitted an Initial Planned Development Overlay (File #17PD015) application to allow a townhome development and a Preliminary Subdivision Plan (File #17PL037) application to create 11 townhome lots and one large single-family residential lot.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Low Density Neighborhood. Low Density Residential District II is identified as a suitable zoning designation in the Low Density Neighborhood.
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 Low Density 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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.1A	<b>Compact Growth:</b> The property abuts Nugget Gulch Road which has a 32 foot wide paved surface and water and sewer capacity. The applicant should be aware that Nugget Gulch Road requires a minimum 34 wide paved surface to allow parking on both sides of the street.
	<b>A Vibrant, Livable Community</b>
LC-2.1C	<b>Variety of Housing Types:</b> The applicant is proposing to construct three structures with a total of 11 townhome units. The proposed townhome development supports the Comprehensive Plan goal of providing a variety of housing types.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> Nugget Gulch Road is identified as a Collector Street on the City's Major Street Plan. The applicant should be aware that Nugget Gulch Road requires a minimum 34 wide paved surface to allow parking on both sides of the street. Nugget Gulch Road is currently paved with a 32 foot wide surface. The Initial Planned Development Overlay application identifies that a minimum 25 foot front yard setback is being proposed for the townhome development.
	<b>Economic Stability and Growth</b>
EC-1.2A	<b>Housing Stock:</b> The proposed townhome development supports creating and maintaining a diverse housing stock. There are single-family dwellings, two-unit townhomes and an apartment complex in the area.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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**

<b>Future Land Use Plan Designation(s):</b>	<b>Low Density Neighborhood</b>
<b>Design Standards:</b>	
SDP-N1	<b>Mix of Housing Types:</b> The Low Density Neighborhood designation encourages

	a variety of housing types in all new neighborhoods. As noted above, the area is developed with single-family dwellings, two-unit townhomes, and an apartment complex.
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
----------------------------------------------------------------------------	--

<b>Neighborhood:</b>	<b>U.S. Highway 16</b>
----------------------	------------------------

<b>Neighborhood Goal/Policy:</b>	
----------------------------------	--

US16-NA1.1A	<b>Residential Growth:</b> The property abuts Nugget Gulch Road which has sewer and water service available. The proposed Rezoning request and associated Preliminary Subdivision Plan and Initial Planned Development Overlay supports the goal of residential growth within the City limits.
-------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<b>Findings</b>	
-----------------	--

<p>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 property is located adjacent to Nugget Gulch Road and will be served by Rapid City water and sewer services. The proposed townhome development supports the Comprehensive Plan goals of residential growth and providing a variety of housing options.</p>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
------------------------------------------------------------------------	--

Staff recommends that the Rezoning request be approved.	
---------------------------------------------------------	--