



Rapid City Planning Commission

Rezoning Project Report

May 4, 2017

Applicant Request(s)	Item #8
Case # 17RZ016: Request to Rezone Property from No Use District to Low Density Residential 2 District	
Companion Case(s) #: 17AN004 - Petition for Annexation	

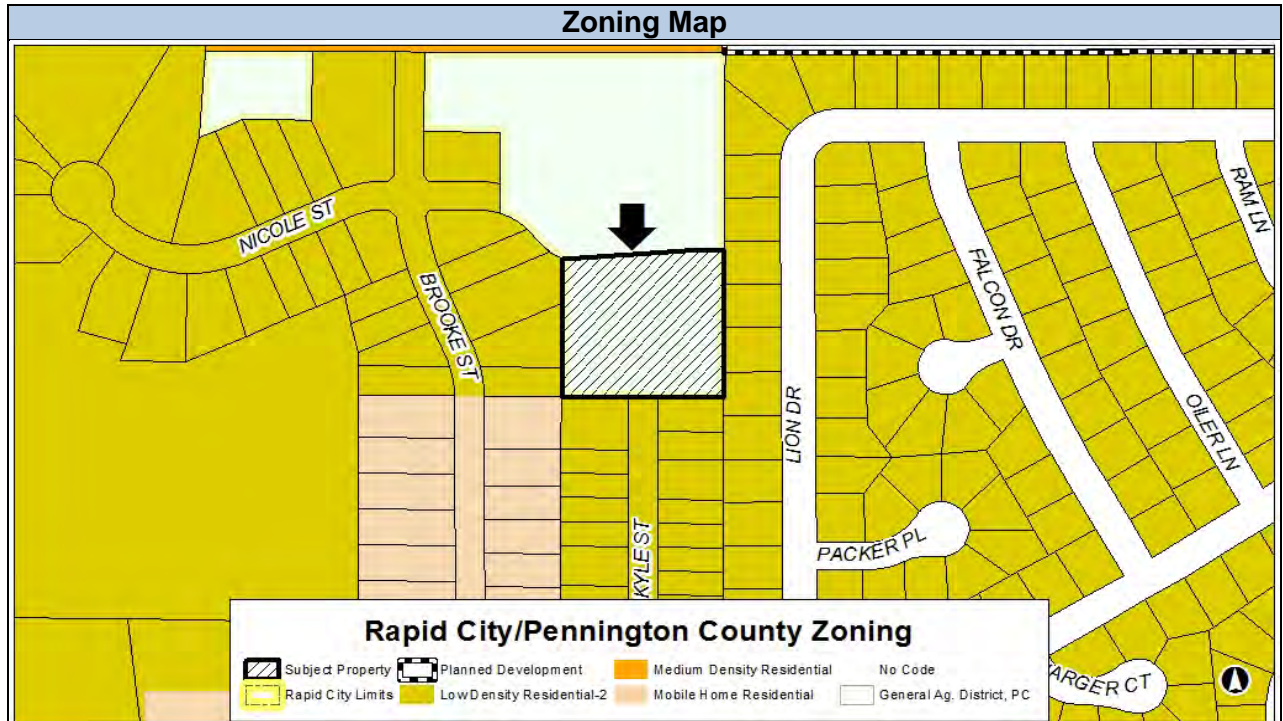
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to Low Density Residential 2 District.

Project Summary Brief
The applicant requests to rezone approximately 1.7 acres from No Use District to Low Density Residential 2 District in conjunction with a petition for annexation. The City's Future Land Use Plan designates this area as appropriate for Low Density Neighborhood. The Low Density Residential 2 District is consistent with the recommendations for the Deadwood Avenue Neighborhood Area as identified in Plan Rapid City, the City's Comprehensive Plan. The property is currently void of structural development. After reviewing the criteria for rezoning as required in Section 17.54.040.D of the Rapid City Municipal Code, no adverse impacts were identified.

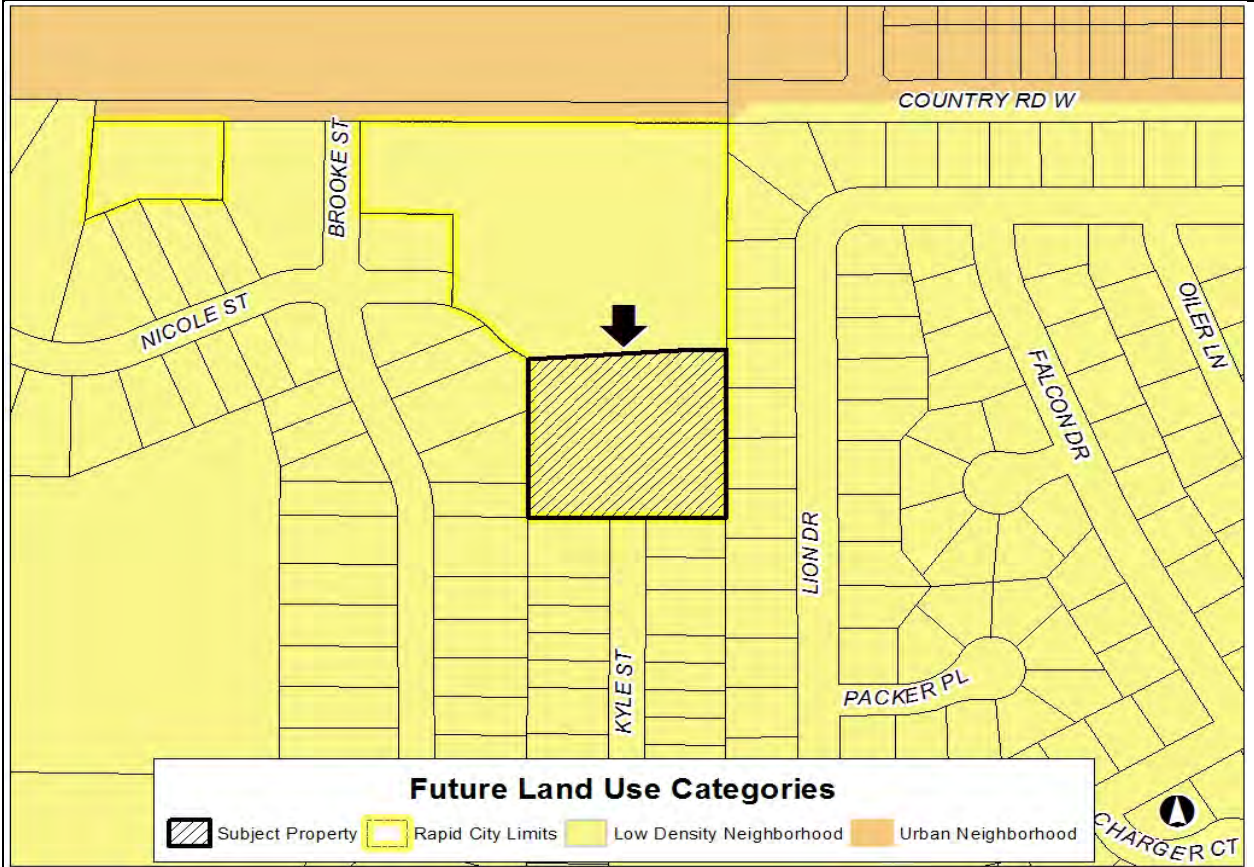
Applicant Information	Development Review Team Contacts
Applicant: Citcra, LLC	Planner: Sarah Hanzel
Property Owner: Citcra, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: KTM Design Solutions	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North of the current terminus of Kyle Street
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	N/A
Land Area	1.71 acres
Existing Buildings	None
Topography	Relatively flat
Access	Kyle Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	North of the current terminus of Kyle Street

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA - PC	LDN	Void of Structural Development
Adjacent North	GA - PC	UN	Void of Structural Development
Adjacent South	LDR-2	LDN	Single Family Residential
Adjacent East	LDR-2	LDN	Single Family Residential
Adjacent West	LDR-2	LDN	Single Family Residential



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential 2 District	Required	Existing	
Lot Area	6,500 square feet	N/A	
Lot Frontage	25 – 50 feet per 17.44.050(E)	N/A	
Maximum Building Heights	15-35 feet per 17.44.060/17.50.260	N/A	
Maximum Density	30% lot area coverage	N/A	
Minimum Building Setback:		N/A	
• Front	25 – 35 feet per 17.44.050(A)	N/A	
• Side	8 – 35 feet per 17.44.050(B)	N/A	
• Rear	5 – 25 feet per 17.44.050(C)	N/A	
Minimum Landscape Requirements:	Per 17.50.300	N/A	
• # of landscape points		N/A	
• # of landscape islands		N/A	
Minimum Parking Requirements:	Per 17.50.270.	N/A	
• # of parking spaces		N/A	
• # of ADA spaces		N/A	
Signage	Per 17.50.080 - 100	N/A	
Fencing	Per 17.50.340	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.	An annexation petition for the property (17AN004) is being reviewed contemporaneously. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Low Density Residential 2 District is to provide for a slightly higher population density, but with basic restrictions similar to LDR-1 district.
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 type of uses, area and intensity of use of land which is authorized in this district is principally for single family and 2-family dwellings and related recreational, religious, and educational facilities required to provide a balanced and attractive residential area. No adverse effects have been identified.
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 Rapid City Future Land Use Map shows that this area is appropriate as Low Density Neighborhood. The Deadwood Avenue Neighborhood area encourages the continuation of neighborhood development west of Haines Avenue which is consistent with this rezone application.

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	Encourage compact growth and infill development within and adjacent to established City limits.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the associated rezoning of the property. Staff will notify the Planning Commission at the public hearing if the sign posting requirements have not been met by the applicant.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	Design standards are not reviewed during the rezoning process.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood
Neighborhood Goal/Policy:	
DA-NA1.1A:	<u>Residential Growth</u> : Support expansion and development of new residential neighborhoods west of Haines Avenue.
DA-NA1.1K	<u>Urban Services</u> : Allow the extension of City infrastructure within the Urban Services Boundary to serve new and existing development.

The Development Review Team Recommends that the request to rezone property from No Use District to Low Density Residential 2 District be approved for the following reasons:

•	The rezone is requested due to the pending annexation of the subject property (17AN004).
•	A review of the criteria listed in 17.54.040.D has resulted in no negative impacts as a result of the proposed amendment
•	The Low Density Residential 2 District is an appropriate land use designation for anticipated low density residential development.

Staff recommends approving the requested rezone from No Use District to Low Density Residential 2 District in conjunction with the associated Annexation Petition (17AN004).