



Rapid City Planning Commission

Rezoning Project Report

May 4, 2017

Applicant Request(s)	Item #11
Case # 17RZ017: Request to Rezone Property from No Use District to Low Density Residential 1 District	
Companion Case(s) #: 17AN003 & 17PL039	

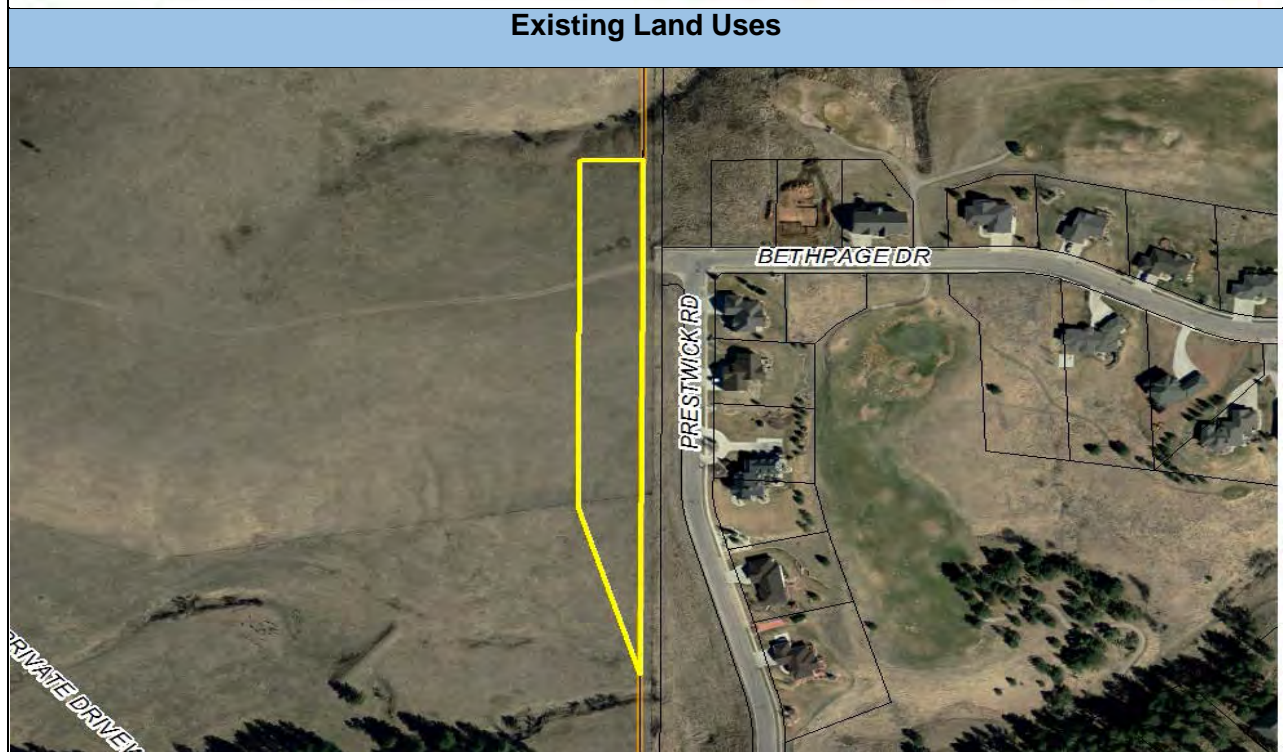
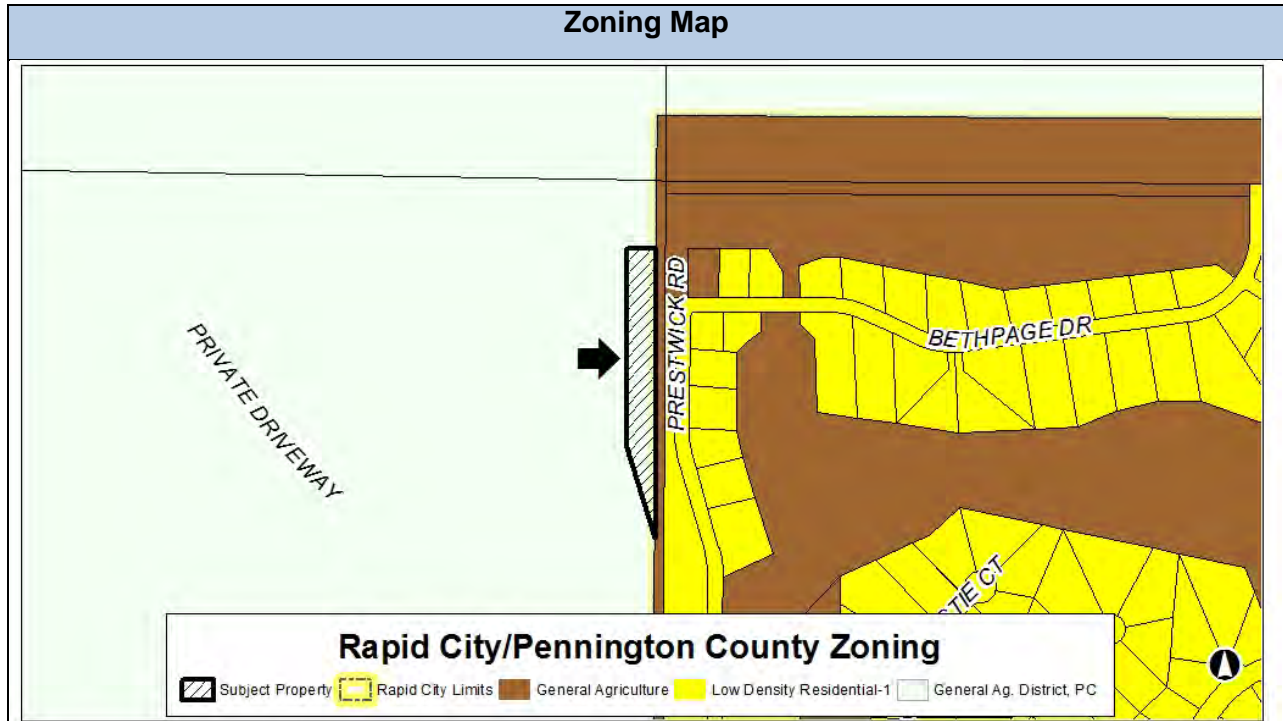
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to Low Density Residential 1 District.

Project Summary Brief
The applicant requests to rezone approximately two acres from No Use District to Low Density Residential 1 District in conjunction with a petition for annexation. The City's Future Land Use Plan designates this area as appropriate for Low Density Neighborhood. Single family residential development is consistent with the Sheridan Lake Road 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.

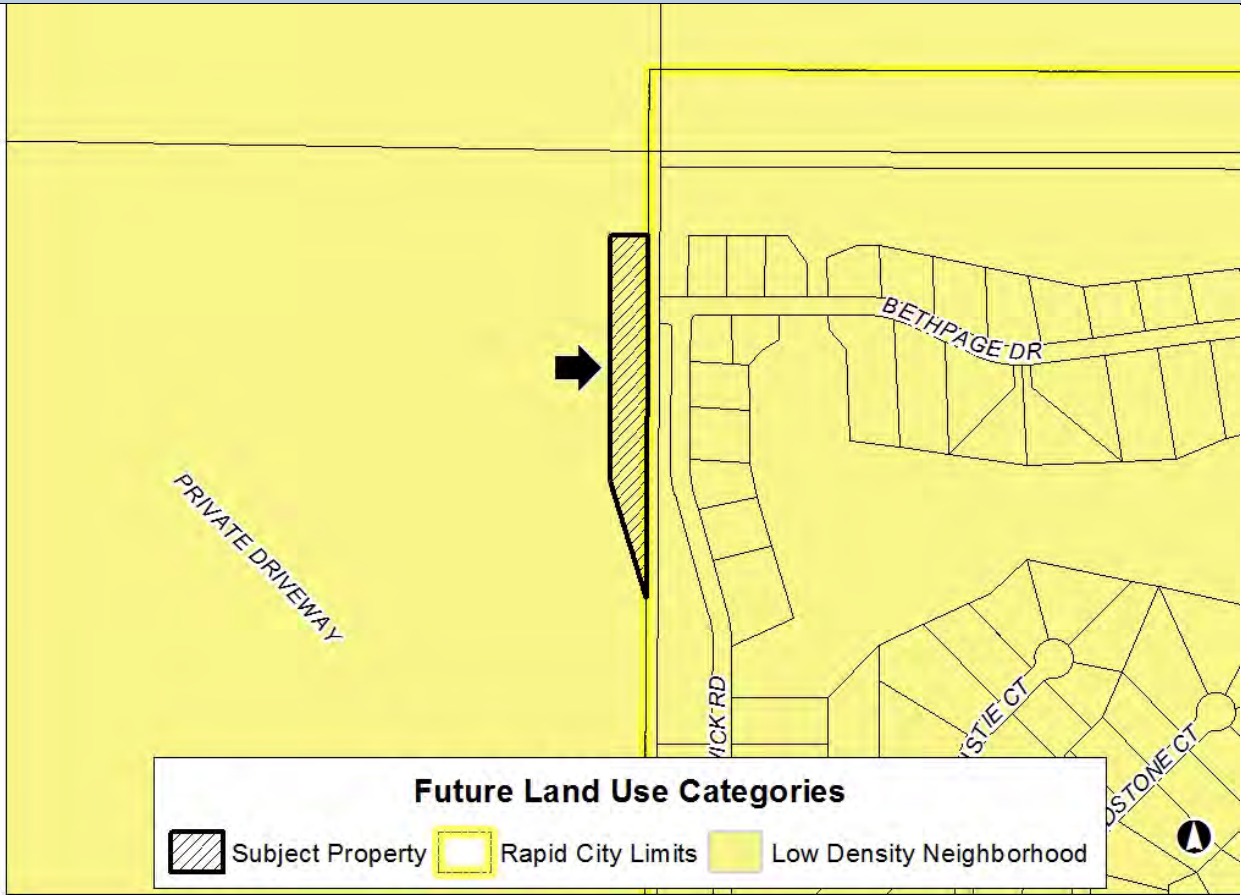
Applicant Information	Development Review Team Contacts
Applicant: Selador Ranches, Inc.	Planner: Sarah Hanzel
Property Owner: Selador Ranches, Inc.	Engineer: Nicole Lecy
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project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

Subject Property Information	
Address/Location	West of Prestwick Road, Red Rock Estates
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Red Rock Estates
Land Area	2.08 acres
Existing Buildings	None
Topography	Relatively flat
Access	Bethpage Drive and Prestwick Road from Sheridan Lake Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Electric Cooperative
Floodplain	Not Studied
Other	N/A

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	LDN	Void of structural development
Adjacent South	GA - PC	LDN	Void of structural development
Adjacent East	GAD, LDR	LDN	Single family residential
Adjacent West	GA - PC	LDN	Void of structural development



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 1 District	Required	Existing	
Lot Area	6,500 sq ft minimum	N/A	
Lot Frontage	50 ft	N/A	
Maximum Building Heights	3 stories, 35 ft	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
•	Front	N/A	
•	Rear	N/A	
•	Side	N/A	
•	Street Side	N/A	
Minimum Landscape Requirements:			
•	# of landscape points	N/A	
•	# of landscape islands	N/A	
Minimum Parking Requirements:			
•	# of parking spaces	N/A	
•	# of ADA spaces	N/A	
Signage	Pursuant to 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.	An annexation petition for the property (17AN003) 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 1 District is for single-family residential development with low population densities.
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 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 Sheridan Lake Road Neighborhood encourages the continuation of neighborhood development near the City limits that retains the scenic and natural qualities of the Sheridan Lake Road Neighborhood Area.

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. As of this writing the sign has been posted and planning staff has not received any inquiries from the public.

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:	

SLR-NA1.1:	Continue neighborhood development near the City limits and retain the scenic and natural qualities of the Sheridan Lake Road Neighborhood Area
SLR-NA1.1B	<u>Residential Growth</u> : Support the build out of existing neighborhoods and encourage the clustering of future residential development to conserve natural features.
SLR-NA1.1G	<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 1 District be approved for the following reasons:

•	The rezone is requested due to the pending annexation of the subject property (17AN003).
•	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 1 District is an appropriate land use designation for anticipated residential development to consist of single family homes.

Staff recommends approving the requested rezone from No Use District to Low Density Residential 1 District in conjunction with the associated Annexation Petition (17AN003).