



Rapid City Planning Commission

Rezoning Project Report

May 25, 2017

Applicant Request(s)	Item #4
Case # 17RZ019: Request to Rezone Property from No Use District to Low Density Residential 1 District	
Companion Case(s) #: 16AN006	

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 City requests to rezone 40 acres of property from No Use District to Low Density Residential I District. This rezone is necessitated by the recent annexation of the property into the Rapid City corporate limits. All annexed lands are initially rezoned to No Use District. The property is currently developed with approximately 130 single family residential structures. The existing development pattern is consistent with the Comprehensive Plan designation of Low Density Neighborhood. In addition, the existing utilities and infrastructure support this rezone. Future development of the property must be in compliance with the Low Density Residential I District per the Rapid City Municipal Code. Structures within this area that are not in conformance with the City's Low Density Residential I District will have legal nonconforming status. If a structure is conforming as to use, but legally nonconforming as to yards, height, or off-street parking requirements it may be altered or enlarged provided that the enlargement or addition complies with off-street parking requirements of the district.

Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: Multiple	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: Sarah Hanzel	DOT: Stacy Bartlett

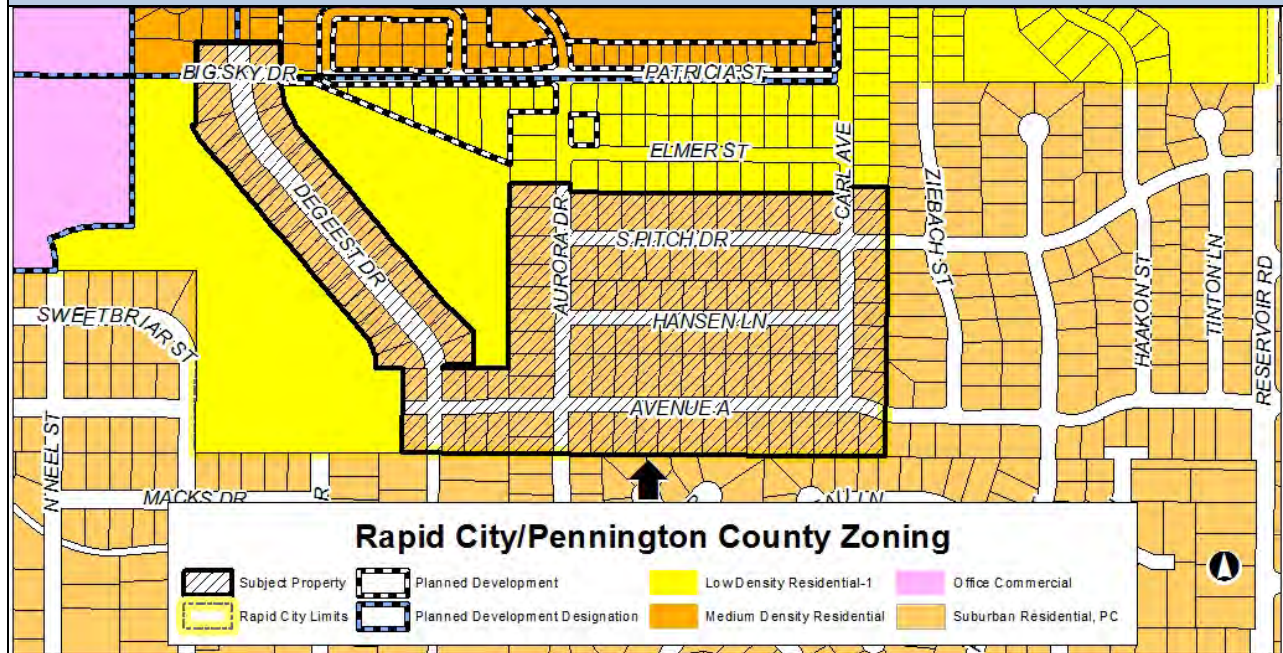
Subject Property Information	
------------------------------	--

Address/Location	East of Elk Vale Road, north of Twilight Drive, west of Reservoir Road, south of Homestead Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Big Sky
Land Area	Approximately 40 acres
Existing Buildings	Single family homes
Topography	Hilly terrain
Access	Twilight Drive; Reservoir Road
Water Provider	CORC (two parcels); Rapid Valley Sanitary District
Sewer Provider	CORC (two parcels); Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	None
Other	Rapid Valley Rural Fire District/ Rapid Valley Volunteer Fire Department

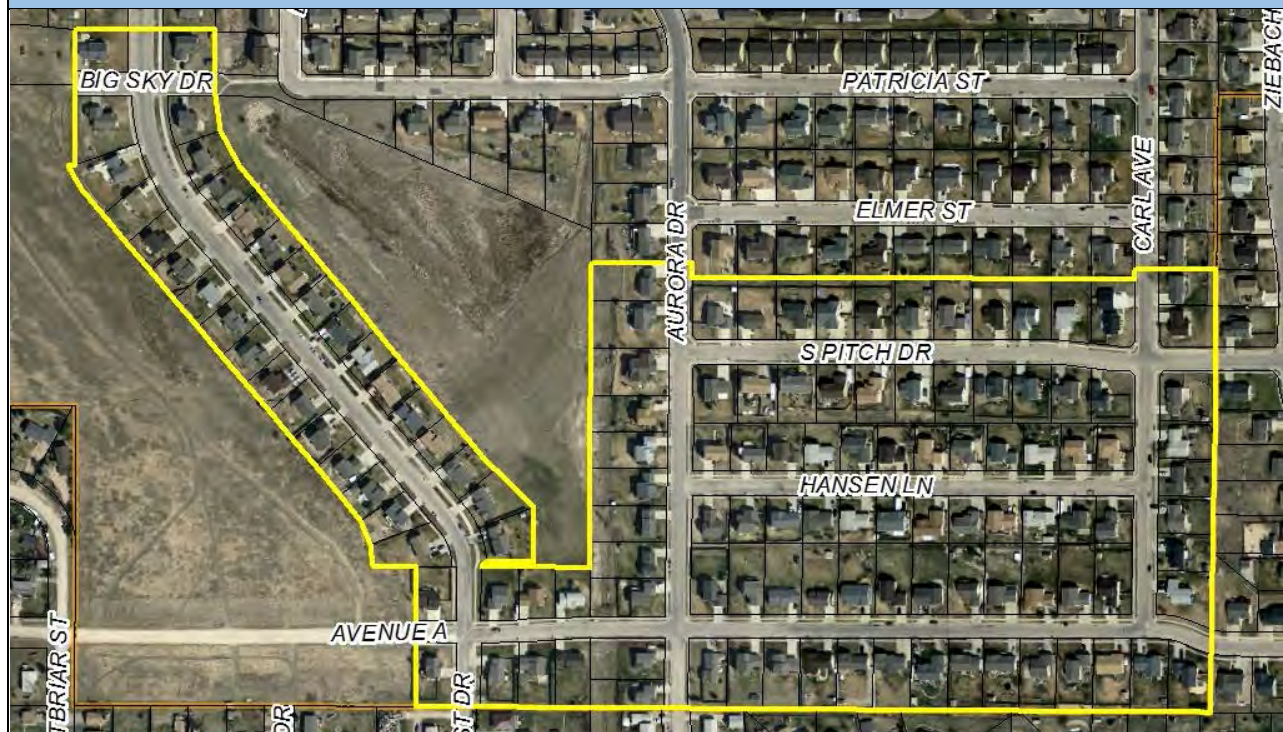
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	NUD	LDN	Single family homes
Adjacent North	LDR	UN	Single family homes
Adjacent South	SR - PC	LDN	Single family homes
Adjacent East	SR - PC	LDN	Single family homes
Adjacent West	LDR	LDN/UN	Single family homes/void of structural development

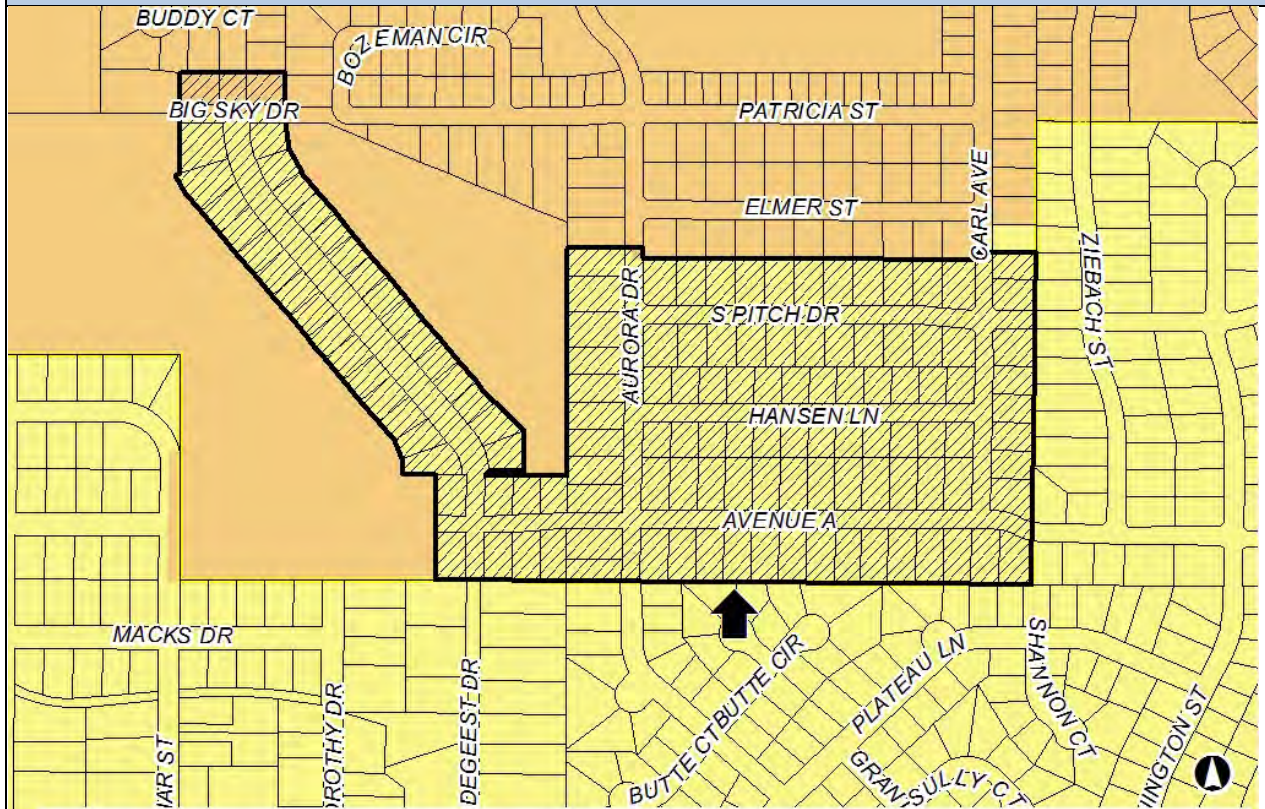
Zoning Map



Existing Land Uses



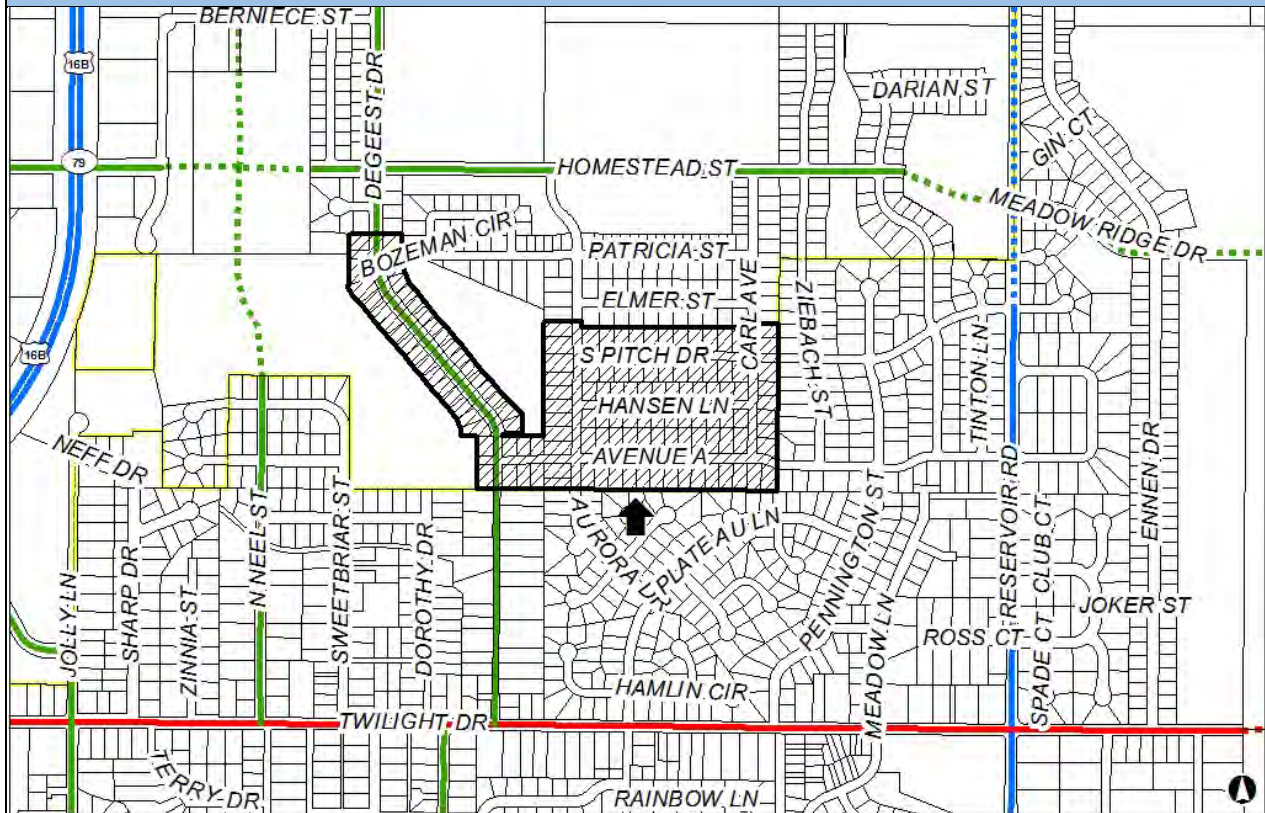
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Rapid City Limits
- Low Density Neighborhood
- Urban Neighborhood

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Principal arterial
- Proposed minor arterial
- Proposed collector
- Proposed principal arterial

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. single family	N/A	
Lot Frontage	Minimum lot width of 50 feet at the front building line. Lot must abut a public street for 25 ft. minimum.	N/A	
Maximum Building Heights	2 ½ stories, 35 ft.	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	25 ft. collector 20 ft. sub-collector/lane place streets	N/A	
• Rear	25 ft.	N/A	
• Side	8' single story 12' two stories or more	N/A	
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	N/A	
• # 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.	A Resolution of Annexation for this property (16AN006) was approved by the Council on February 21, 2017. 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. This is consistent with the existing character of development. No adverse effects have been identified.
4. The proposed amendments	The Rapid City Future Land Use Map shows that this area

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.	is appropriate as Low Density Neighborhood. The Elk Vale Neighborhood encourages annexation and the continued expansion of residential development. No conflicts with City development plans have been identified.
---	--

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 process includes 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. Rezoning disclosure statements as required by 17.54.040A have been remitted to property owners in the rezoning area.

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:	Elk Vale
Neighborhood Goal/Policy:	
Goal EV-NA1.1	Establish the Elk Vale Neighborhood Area as one of the City’s high priority urban growth and reinvestment areas
EV-NA1.1H	<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 annexation of the subject property (16AN006). |
| • | A review of the criteria listed in 17.54.040.D has not yielded negative impacts resulting from 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 rezone from No Use District to Low Density Residential 1 District.