



Rapid City Planning Commission

Rezoning Project Report

May 25, 2017

| Applicant Request(s) | Item #2 |
|-----------------------------------------------------------------------------------------------------------|---------|
| Case # 17RZ018: Request to Rezone Property from Flood Hazard District to Low Density Residential District | |

| Development Review Team Recommendation(s) |
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| The Development Review Team recommends that the Rezoning request to change the zoning designation from Flood Hazard District to Low Density Residential District be approved. |

| Project Summary Brief |
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The applicant has submitted a rezoning request to change the zoning designation from Flood Hazard District to Low Density Residential District for a 0.82 acre portion of a 1.28 acre lot. Portions of the 1.28 acre lot are located within the 500 year floodplain boundary and the 100 year floodplain boundary. The applicant has submitted engineered documentation identifying that the 0.82 acre area of the lot is located outside of the 500 year and 100 year floodplain boundaries.

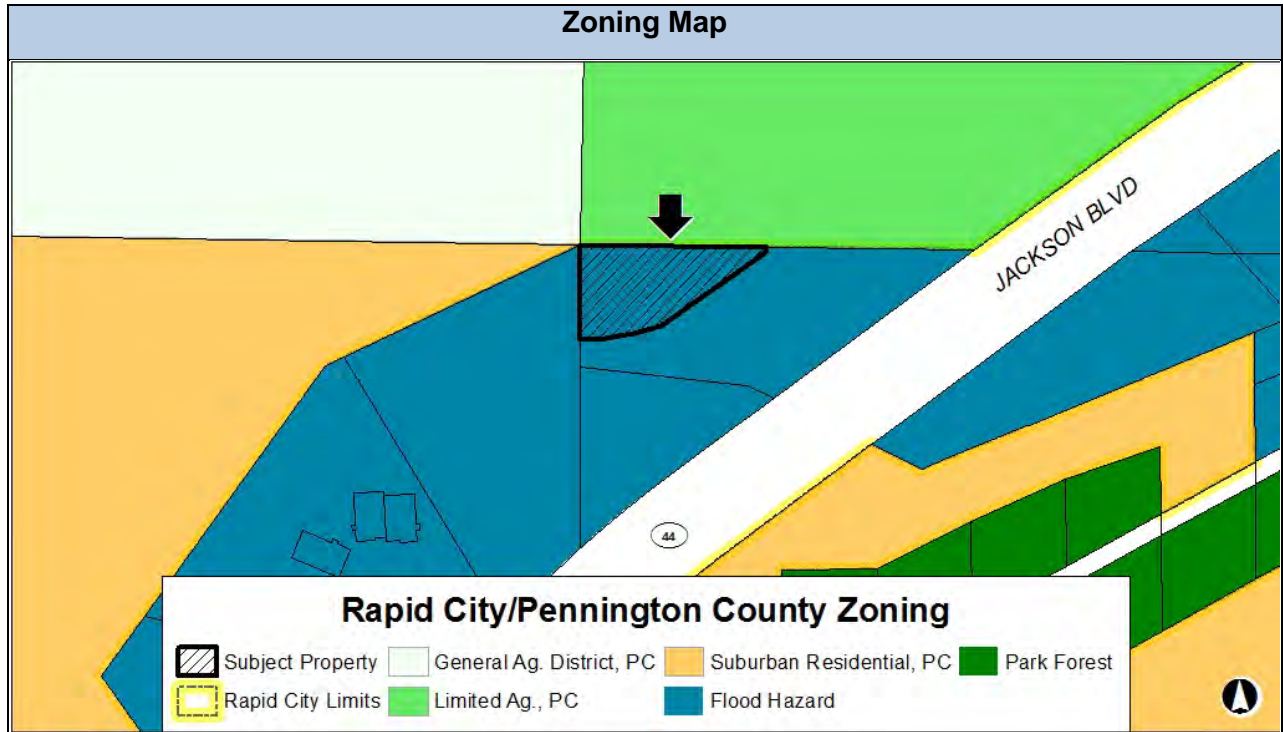
The property is located approximately 800 feet east of the intersection of West S.D. Highway 44 and Trout Court on the north side of West S.D. Highway 44. Currently, a United States Geological Services (USGS) watering meter station is located in the northwest area of the lot, outside of the 500 and 100 year floodplain boundaries.

| Applicant Information | Development Review Team Contacts |
|------------------------------------------------|----------------------------------|
| Applicant: Mike Van Loan | Planner: Vicki L. Fisher |
| Property Owner: Mike and Kimberly Van Loan | Engineer: Nicole Lecy |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: Britton Engineering & Land Surveying | School District: Janet Kaiser |
| Surveyor: Britton Engineering & Land Surveying | Water/Sewer: Nicole Lecy |
| Project Planner: Mike Van Loan | DOT: Stacy Bartlett |

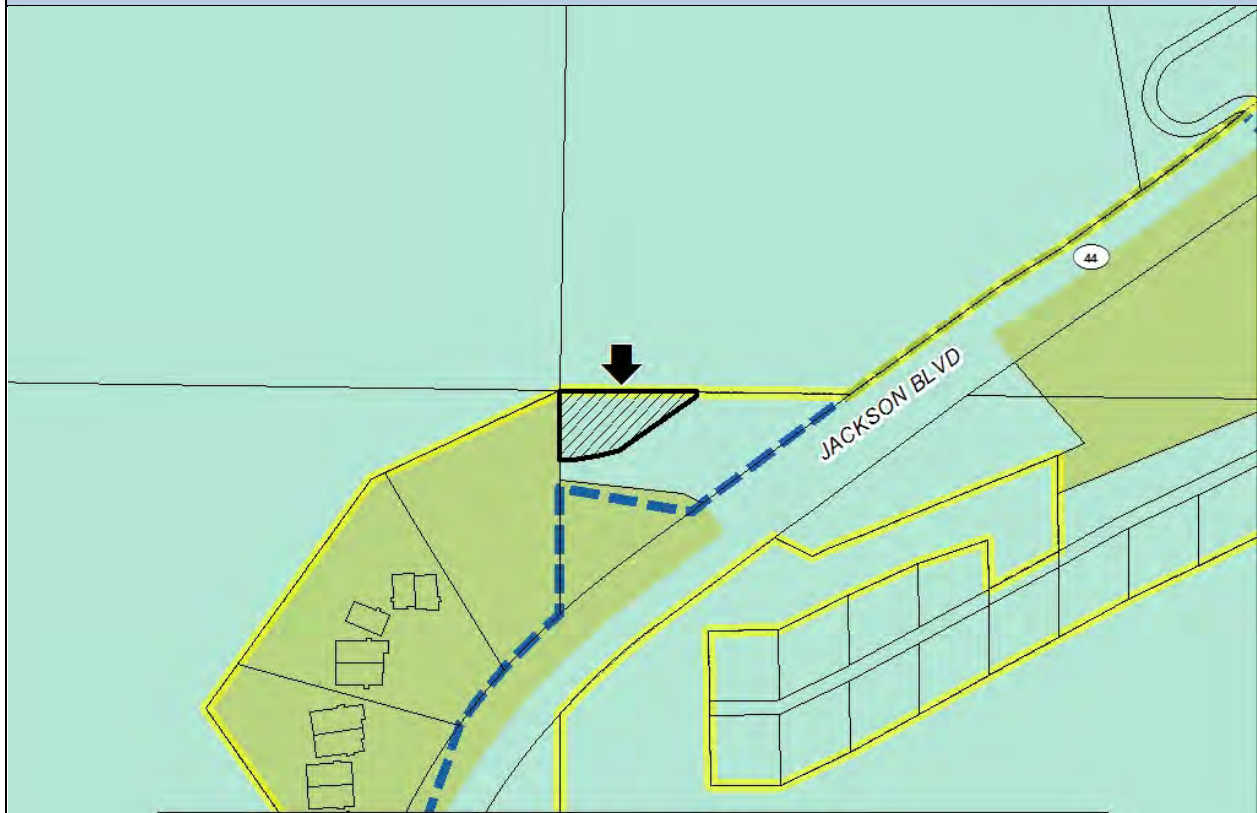
| Subject Property Information | |
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| Address/Location | East of Trout Court, on the north side of West S.D. Highway 44 |
| Neighborhood | Sheridan Lake Road Neighborhood Area |
| Subdivision | Section 17, T1N, R7E |
| Land Area | 0.82 |
| Existing Buildings | USGS water metering station |
| Topography | Slopes from north to south with the high point in the northwest corner |
| Access | West S.D. Highway 44 and from an adjacent property also owned by the applicant |
| Water Provider | Private water system |
| Sewer Provider | Rapid Canyon Sanitary District |
| Electric/Gas Provider | Black Hills Power |
| Floodplain | Areas of the 1.28 lot are located within the 500 year and 100 year floodplain boundary. This portion of the lot is located outside of both the 500 and 100 year floodplain boundary. |
| Other | N/A |

| Subject Property and Adjacent Property Designations | | | |
|-----------------------------------------------------|-----------------|--------------------|--------------------------------|
| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
| Subject Property | FHD | FC | USGS water metering station |
| Adjacent North | LAD (County) | FC | Void of structural development |
| Adjacent South | FHD | FC | Void of structural development |
| Adjacent East | FHD | FC | Void of structural development |
| Adjacent West | FHD | FC | City park with parking |



Comprehensive Plan Future Land Use

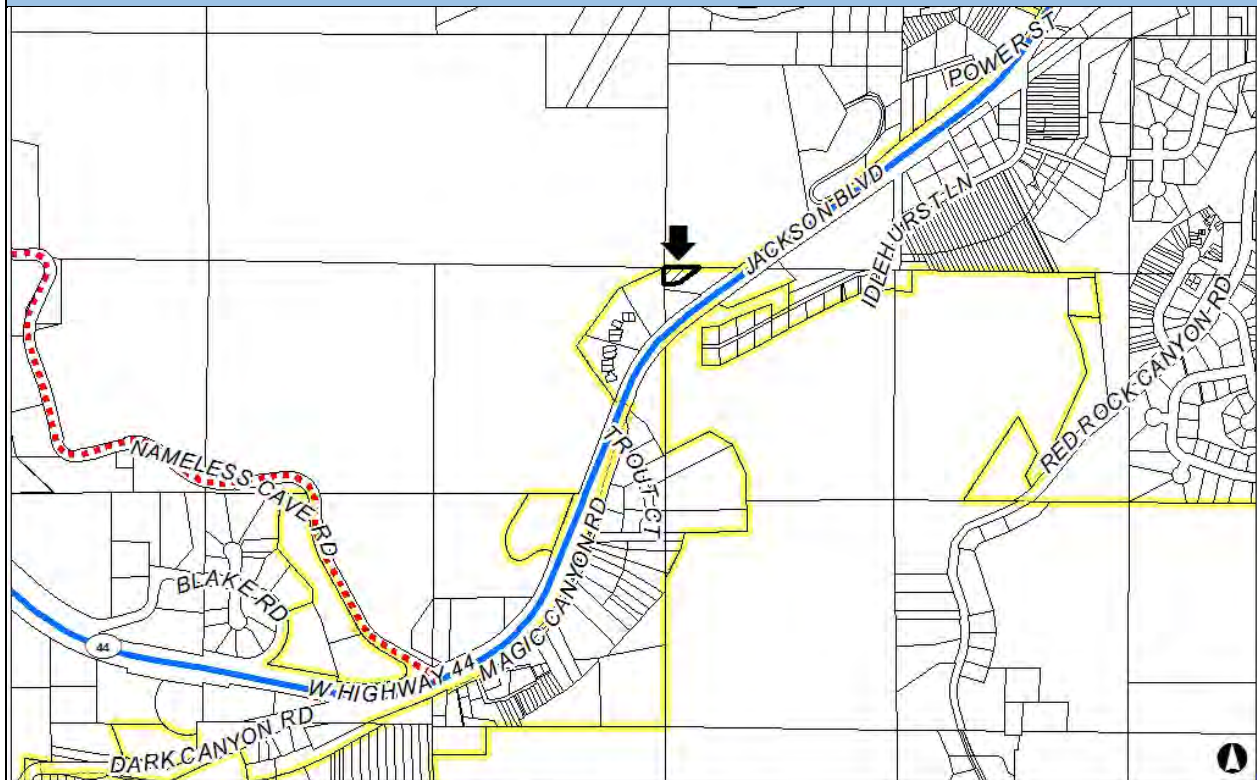


Future Land Use Categories

- Subject Property
- Rapid City Limits
- Entrance Corridor
- Parks and Greenway
- Forest Conservation



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Principal arterial
- Proposed minor 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 minimum | 35,719.2 sq ft | |
| Lot Frontage | 50 ft | 250 ft | |
| Maximum Building Heights | 3 stories, 35 ft | N/A | |
| Maximum Density | 30% | N/A | |
| Minimum Building Setback: | | | |
| • Front | 25 feet | N/A | |
| • Rear | 25 feet | N/A | |
| • Side | 8 feet or 12 feet | N/A | |
| • 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 | N/A | |
| • # of ADA spaces | N/A | N/A | |
| Signage | One Square foot | N/A | |
| Fencing | As per RCMC 17.50.340 | N/A | |

| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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 Floodplain Development Policy Committee Report, updated in 2008, recommends that when applying the Flood Hazard Zoning District to public property, the boundaries of the Flood Hazard Zoning District shall match the boundaries of the 100 year floodway on public properties downstream from Chapel Lane Road Bridge and the boundaries of the 500 year floodplain (including the floodway and 100 year floodplain as well as the 500 year floodplain) on all public properties upstream of the Chapel Lane Road Bridge. This property is located upstream of the Chapel Lane Road Bridge. On April 21, 2017, the applicant submitted data from a Professional Engineer demonstrating that this 0.82 acres of the 1.28 acre lot is located outside of the 500 and 100 year floodplain areas located on the property. Based on this information, rezoning this portion of the property to Low Density Residential District is in compliance with the Floodplain Development Policy Committee Report recommendation. |
| 2. The proposed amendments shall be consistent with the intent and purposes of this title. | The purpose of the Low Density Residential District is for single-family residential development with low population densities. The applicant is proposing to rezone the northwest area of the lot to Low Density Residential District for a future residential building site. |
| 3. The proposed amendment | The type of uses, area and intensity of use of land which is |

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| shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment. | 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. Since this area of the property is located outside of the 500 and 100 year floodplain boundaries, 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 Forest Conservation. 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 | 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

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|---------------------------------------------|----------------------------------------------------------------|
| 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 Flood Hazard District to Low Density Residential District be approved for the following reasons: | |
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| • | The applicant has submitted information from a professional engineer demonstrating that the 0.82 acre area of the lot is located outside of the 500 year and 100 year floodplain boundaries |
| • | Rezoning this portion of the property to Low Density Residential District is in compliance with the Floodplain Development Policy Committee Report recommendation |
| • | A review of the criteria listed in 17.54.040.D has resulted in no negative impacts as a result of the proposed amendment |

Staff recommends that the Rezoning request from Flood Hazard District to Low Density Residential District be approved.