



Rapid City Planning Commission

Rezoning Project Report

May 25, 2017

Applicant Request(s)	Item #5
Case # 17RZ020: Request to Rezone Property from General Agriculture District to Low Density Residential District	
Companion Case(s) #: 17AN003, 17PL039, 17RZ017	

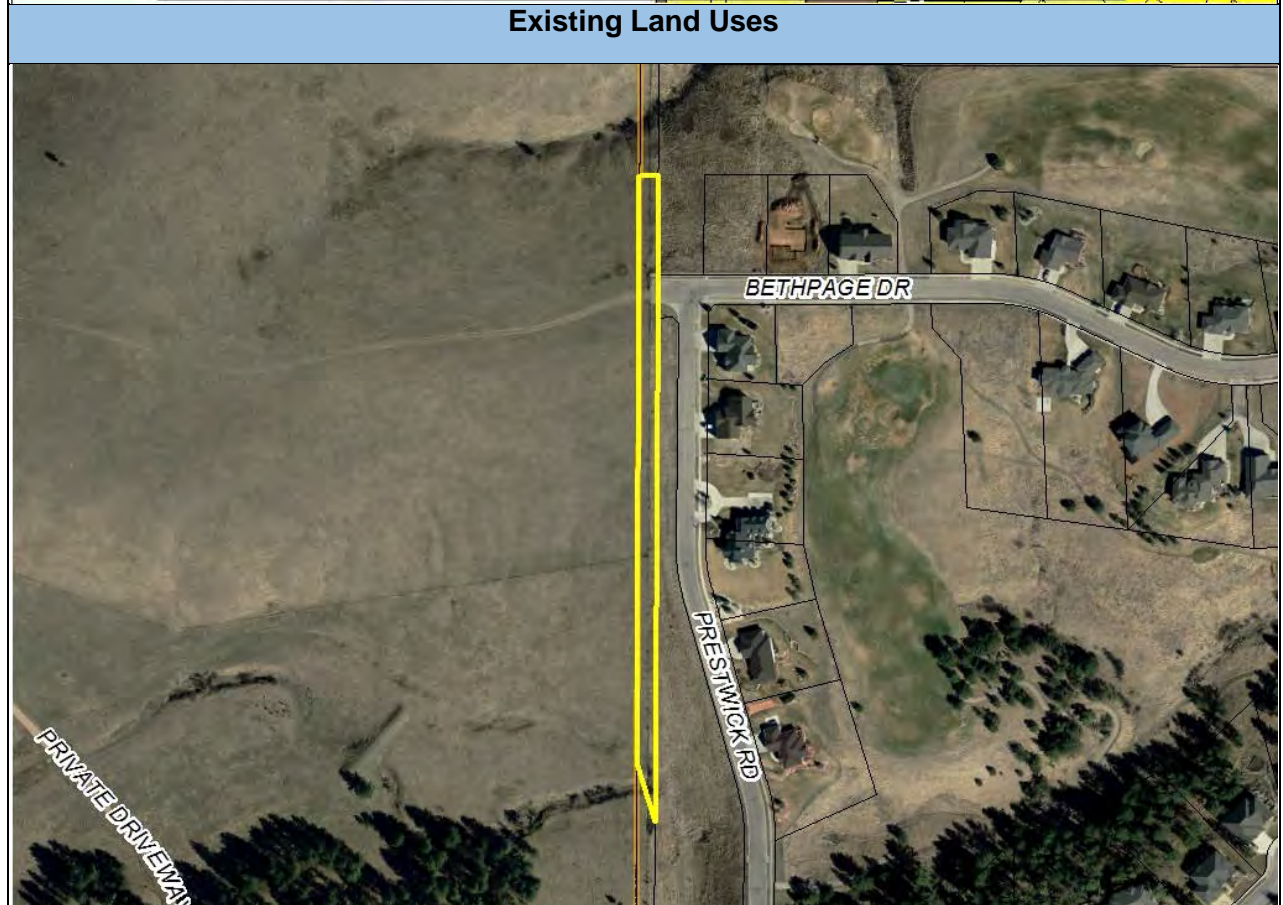
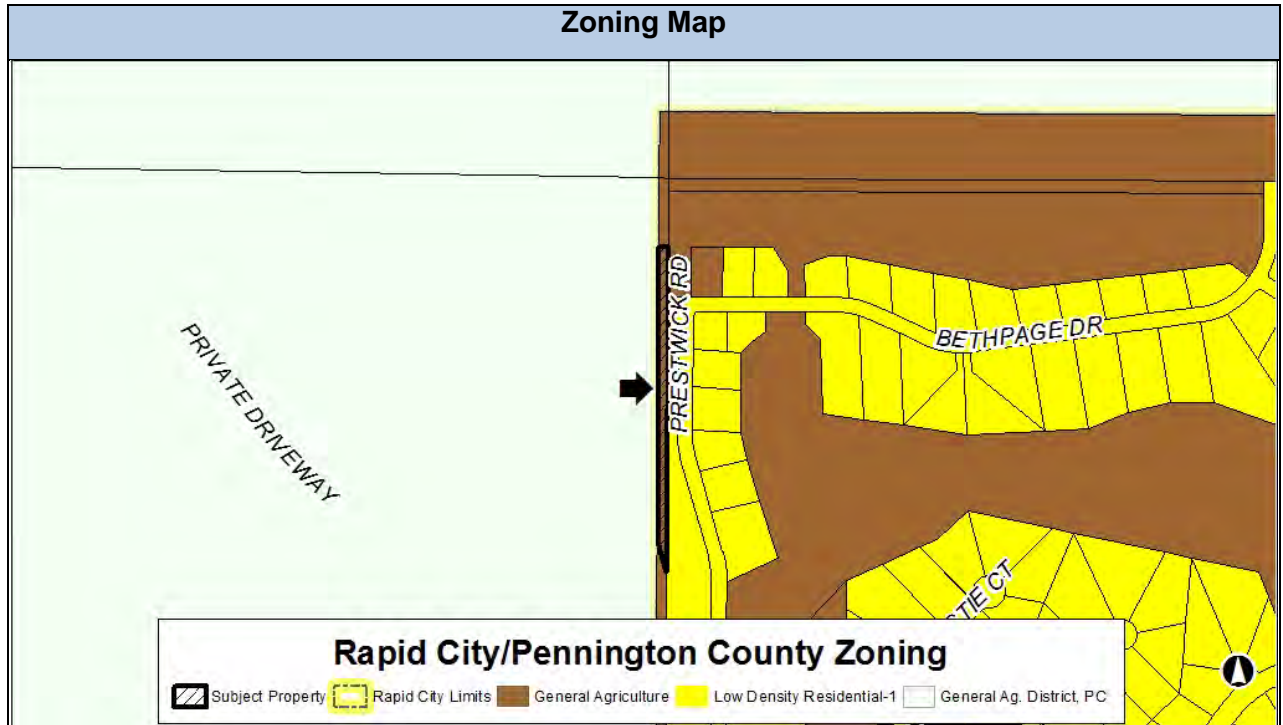
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to Rezone property from General Agriculture District to Low Density Residential District.

Project Summary Brief
<p>The applicant has submitted a rezoning request to change the zoning designation from General Agriculture District to Low Density Residential District for a 0.82 acre parcel. This parcel is the eastern half of a previously vacated section line highway. In addition, the parcel is a part of a larger plat application to create 13 residential lots as a part of the Red Rock Estates development.</p> <p>The property is located at the western terminus of Bethpage Drive, west of Prestwick Road. Currently, the property is void of any structural development.</p>

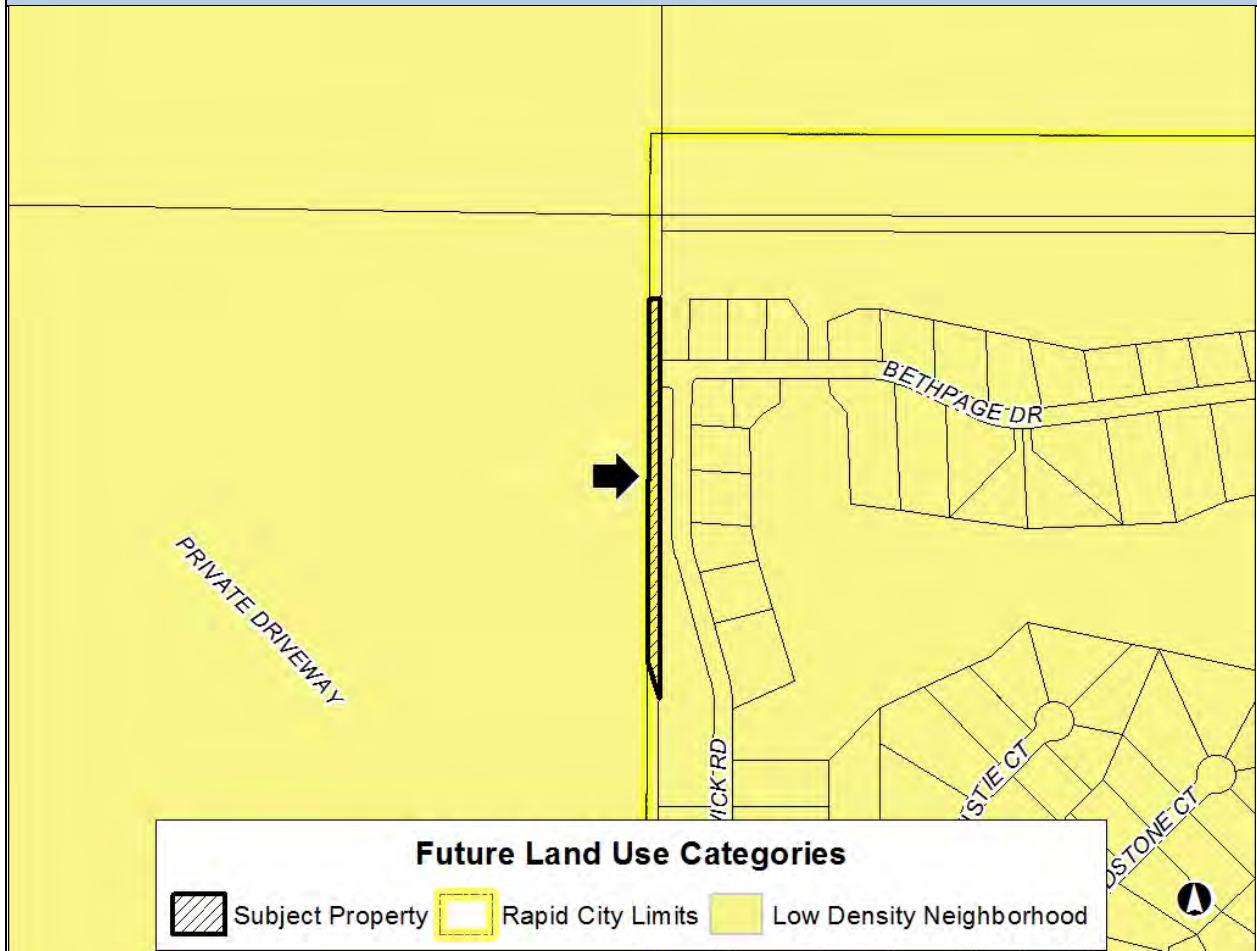
Applicant Information	Development Review Team Contacts
Applicant: Selador Ranches, Inc.	Planner: Vicki L. Fisher
Property Owner: Selador Ranches, Inc.	Engineer: Nicole Lecy
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Project 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	0.82
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

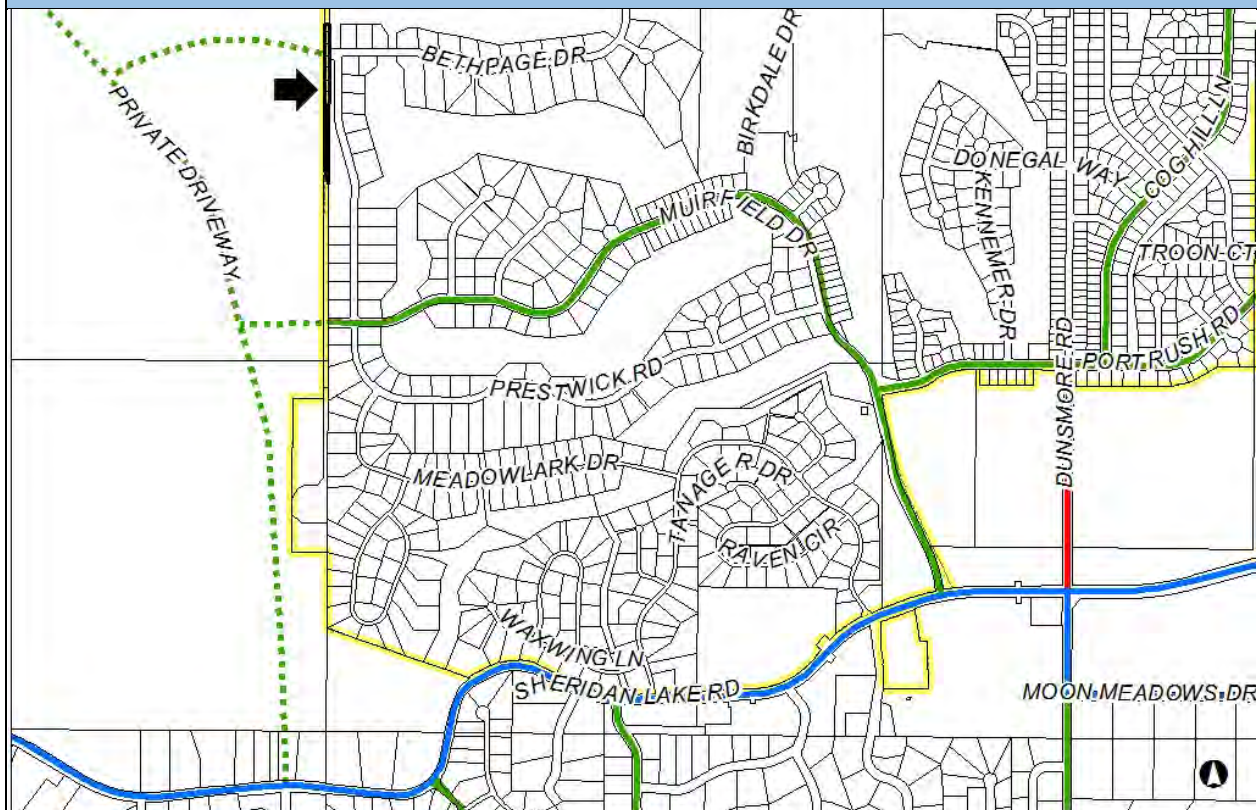
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	LDN	Void of structural development
Adjacent North	GAD	LDN	Void of structural development
Adjacent South	GAD	LDN	Void of structural development
Adjacent East	LDR I	LDN	Void of structural development
Adjacent West	GAD (County)	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.	As previously noted, this parcel is a part of a larger area being platted into 13 residential lots. The eastern portion of the proposed residential lots has recently been annexed into the City limits. The annexation of the property and the proposed subdivision constitutes the changing condition(s) requiring that the property be rezoned.
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.
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	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	
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:

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| • | The rezone is requested due to the pending subdivision of the property (17PL039). |
| • | 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 District is an appropriate land use designation for anticipated residential development to consist of single family homes. |

Staff recommends that the Rezoning request from No Use District to Low Density Residential District be approved.