



# Rapid City Planning Commission

## Rezoning Project Report

August 24, 2017

<b>Item #9</b>
<b>Applicant Request(s)</b>
Case #17RZ025 – Rezoning request from Park Forest District to Low Density Residential District
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Rezoning request be approved in conjunction with a Planned Development Designation.</b>

<b>Project Summary Brief</b>
<p>The applicant has submitted a Rezoning request to change the zoning designation from Park Forest District to Low Density Residential District for a parcel of land approximately 9.85 acres in size. The Future Land Use Plan identifies the appropriate use of the property as Forest Conservation District. The applicant has submitted a proposed layout showing development of the property into 14 single-family lots.</p> <p>The property is located southwest of the intersection of Indiana Street and Maple Avenue. Currently, the property is void of structural development.</p>

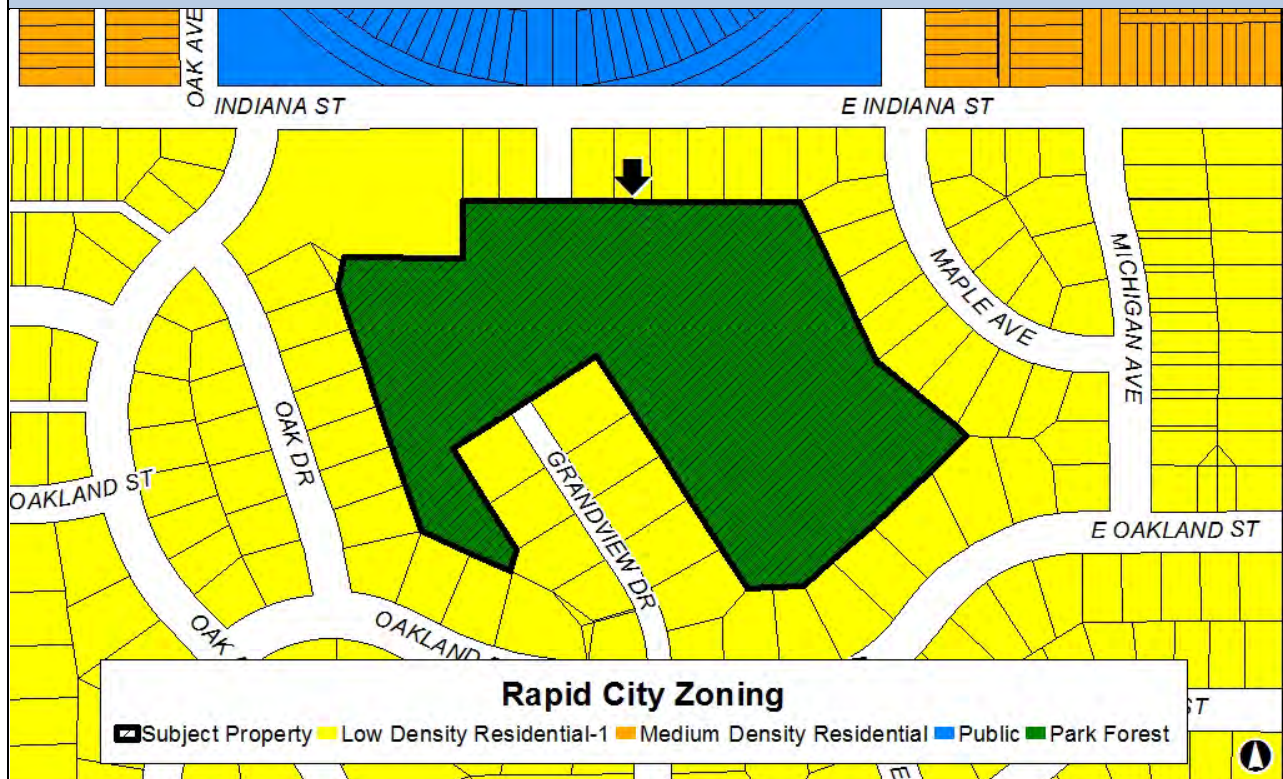
Applicant Information	Development Review Team Contacts
Applicant: Maguire Services LLC	Planner: Fletcher Lacock
Property Owner: Maguire services LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North on the intersection of Grandview Drive and Oakland Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Section 12, T1N, R7E
Land Area	9.85 acres
Existing Buildings	Void of structural development
Topography	Steep topography dropping in elevation from south to north approximately 70 feet
Access	Grandview Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	N/A

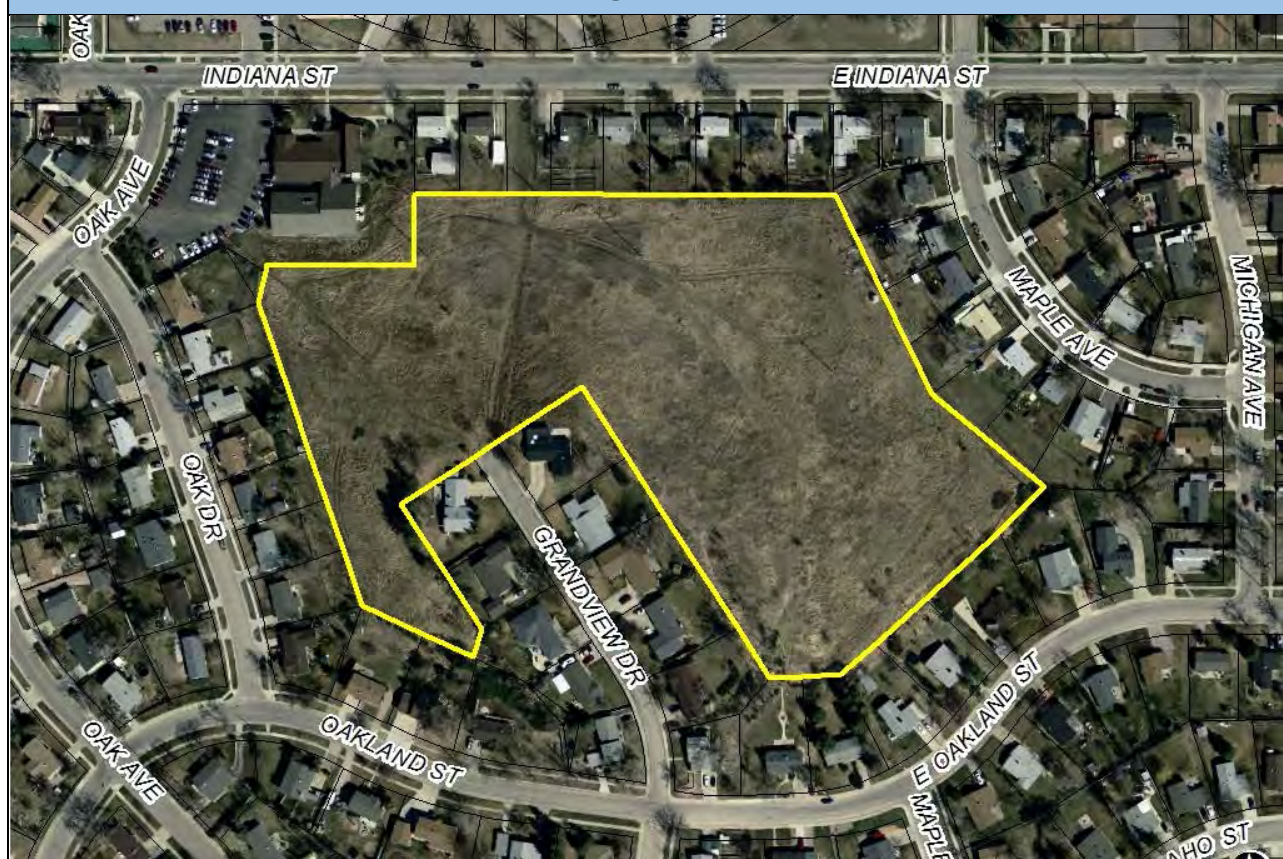
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF	FC	No structural development
Adjacent North	LDR	LDN	Single-family dwellings / church
Adjacent South	LDR	LDN	Single-family dwellings
Adjacent East	LDR	LDN	Single-family dwellings
Adjacent West	LDR	LDN	Single-family dwellings

### Zoning Map

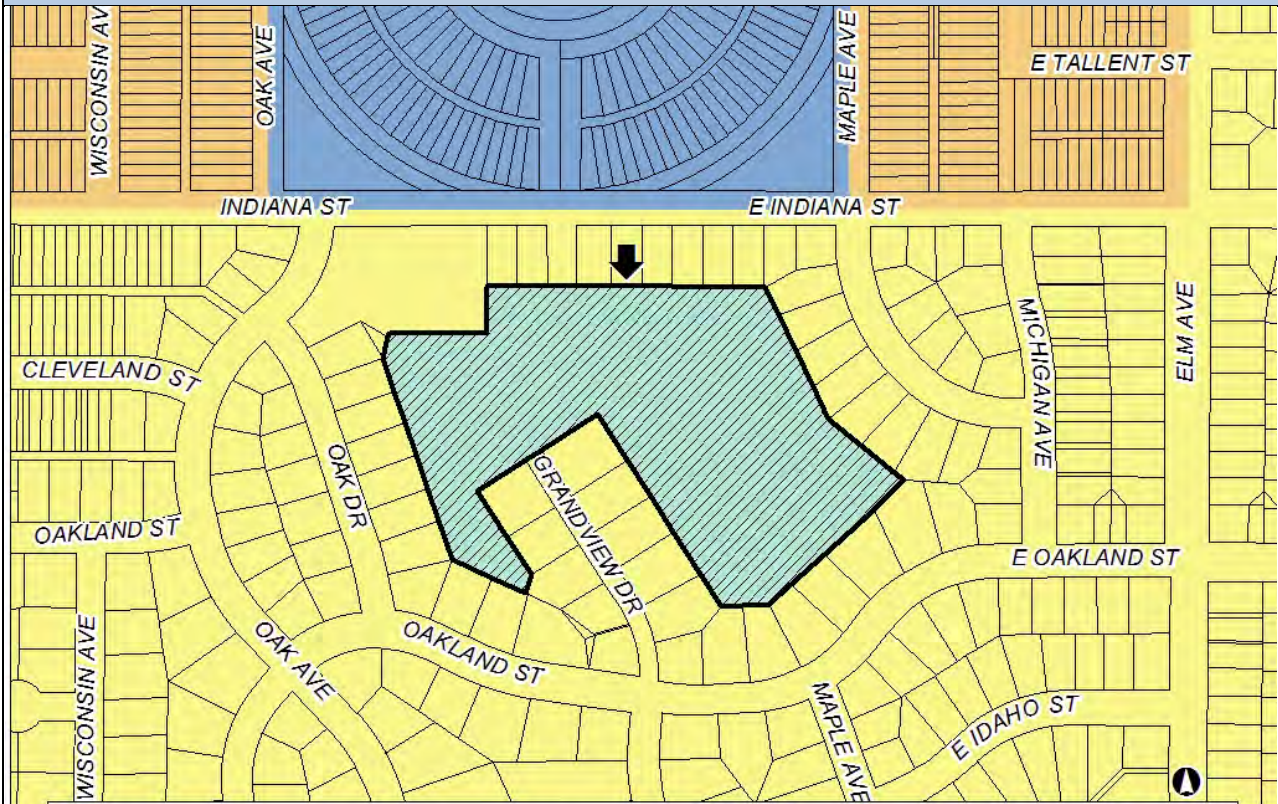


### Existing Land Uses





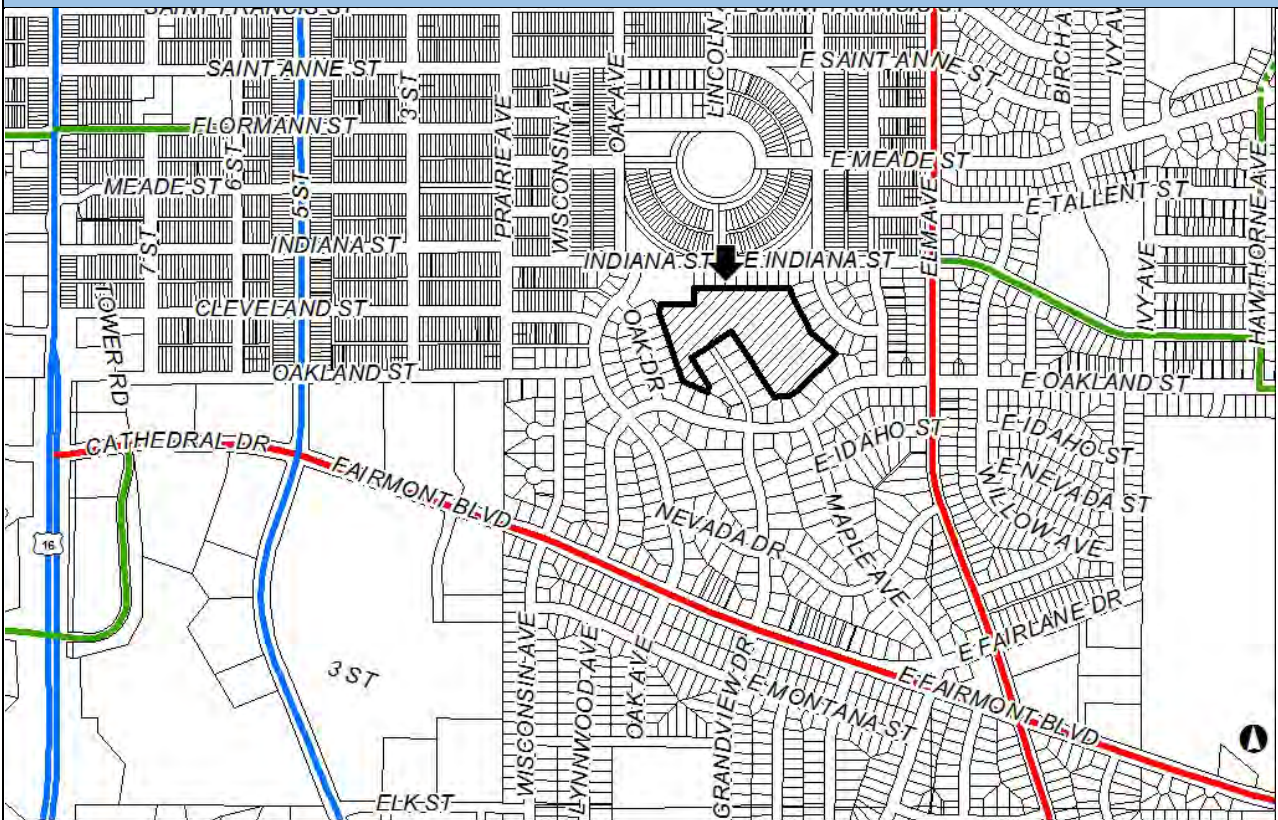
## Comprehensive Plan Future Land Use



### Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Forest Conservation
- Public/Quasi-Public

## Parks or Transportation Plan



### Major Street Plan

- Subject Property
- Collector
- Minor arterial
- Principal arterial
- Proposed collector

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	429,066 square feet	
Lot Frontage / Lot Width	50 feet	Approximately 60 feet	
Maximum Building Heights	2½ stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 feet for one story structures / 12 feet for 2 story structures	N/A	
• Street Side	20 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	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 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.	There are no changing conditions in the area. The property is currently void of any structural development.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Forest Conservation. The Forest Conservation District promotes large lot single-family residences as a secondary use. The proposed layout shows 14 residential lots ranging in size from 0.3 acres to 2.06 acres. The applicant has submitted preliminary information that demonstrates that infrastructure will be extended to support the future development which includes, streets, utilities, and addresses drainage. Staff recommends that the Rezoning be approved in conjunction with a Planned Development Designation to ensure that future development is in keeping with the applicant's layout.
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.	Public Works staff has indicated that substantial infrastructure improvements including grading, site stabilization, storm water drainage, water quality, and erosion control will need to be addressed. Rapid City water and sewer mains are extended to the property. Future development must address the extension of mains to serve the proposed development. In addition, the Rapid City Fire



	Department has indicated that future development may need to utilize residential fire sprinkler protection and provision of emergency turnarounds.
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.	As noted above, the future land use designation of Forest Conservation supports large lot residential as a secondary use. The proposed layout shows 14 lots ranging in size from 0.3 acres to 2.06 acres.

**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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.1A	<b>Compact Growth:</b> The property is located within the City limits and is served by Rapid City water and sewer. As noted above, substantial infrastructure improvements including grading, site stabilization, storm water drainage, water quality, and erosion control will need to be addressed.
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-2.1A	<b>Limited Development in Risky Areas:</b> The property is comprised of shale which is prone to slides. As noted above, Public Works staff has indicated that substantial infrastructure improvements including grading, site stabilization, storm water drainage, water quality, and erosion control will need to be addressed.
	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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**

<b>Future Land Use</b>	<b>Forest Conservation</b>
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<b>Plan Designation(s):</b>	
<b>Design Standards:</b>	
N/A	The Forest Conservation designation recommends a minimum 3 acre lot size. However, the Forest Conservation land use designation also recommends larger lot residential development as a secondary use. The applicant has submitted a proposed layout showing 14 lots ranging in size from 0.3 acres to 2.06 acres. The applicant has also demonstrated infrastructure will be extended to support the future development which includes streets, utilities, and addresses drainage.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Downtown / Skyline Drive Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1A	Residential Neighborhoods: The proposed future development supports the goal of encouraging infill development.

<b>Findings</b>	
Staff has reviewed the Rezoning request criteria pursuant to Chapter 17.50.040(D) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The Comprehensive Plan supports infill development in areas with existing infrastructure. The applicant should be aware that substantial infrastructure improvements will be required as a part of future development of the area. Staff recommends that the Rezoning be approved in conjunction with a Planned Development Designation to ensure that future development is in keeping with the applicant's layout.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation.	