



# Rapid City Planning Commission

## Rezoning Project Report

### September 21, 2017

**ITEM #5**

Applicant Request(s)
Case # 17RZ027 – Rezoning from Low Density Residential District to Medium Density Residential District
Companion Case(s) 17RZ026 - Rezoning from Park Forest District to Medium Density Residential District

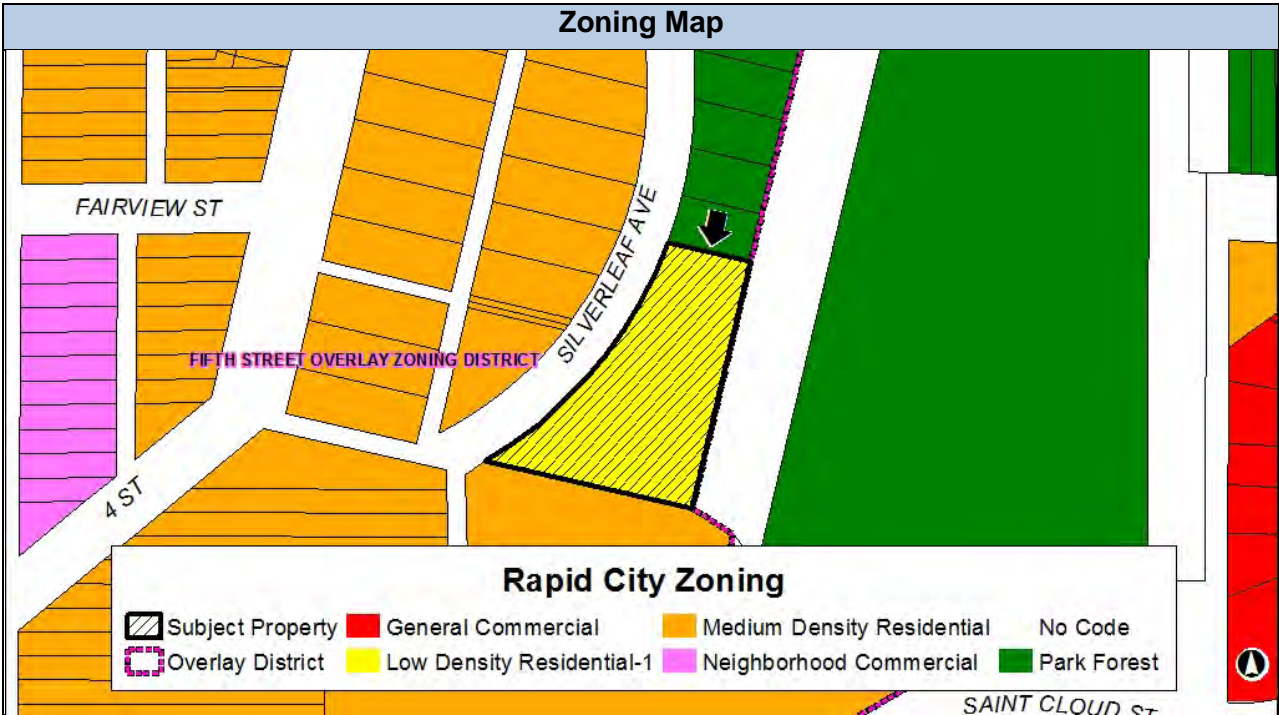
Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request from Low Density Residential District to Medium Density Residential District be continued to the October 26, 2017 Planning Commission meeting.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from Low Density Residential District to Medium Density Residential District for a 0.85 acre parcel of land. The property is located approximately 250 feet east of the intersection of Silverleaf Avenue and 4 <sup>th</sup> Street, on the east side of Silverleaf Avenue. Currently, a residential dwelling and an accessory structure are located on the property. Staff is meeting with the applicant to discuss the lack of existing, available flows and water pressure in adjacent Silverleaf Avenue to determine if rezoning the property to allow additional density is appropriate. As such, staff recommends that the Rezoning request be continued to the October 26, 2017 Planning Commission meeting.

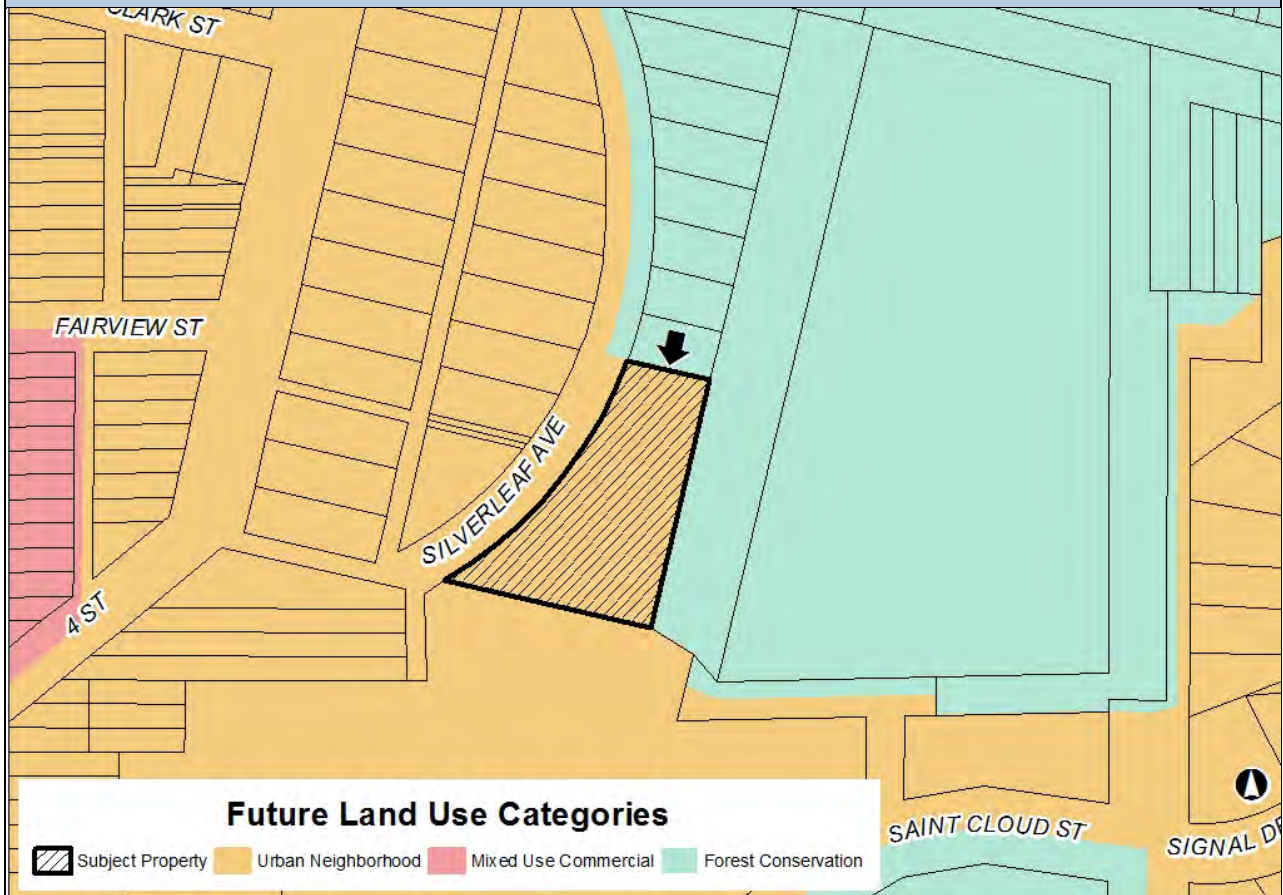
Applicant Information	Development Review Team Contacts
Applicant: Deb N Hads Investments LLC	Planner: Vicki L. Fisher
Property Owner: Adelene and Russell Dean	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1220 Silverleaf Avenue
Neighborhood	Downtown/Skyline Neighborhood Area
Subdivision	Flormann
Land Area	0.85 acres (approximately 37,026 square feet)
Existing Buildings	Residential structure with accessory structure
Topography	Properties slope downward from east to west
Access	Silverleaf Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

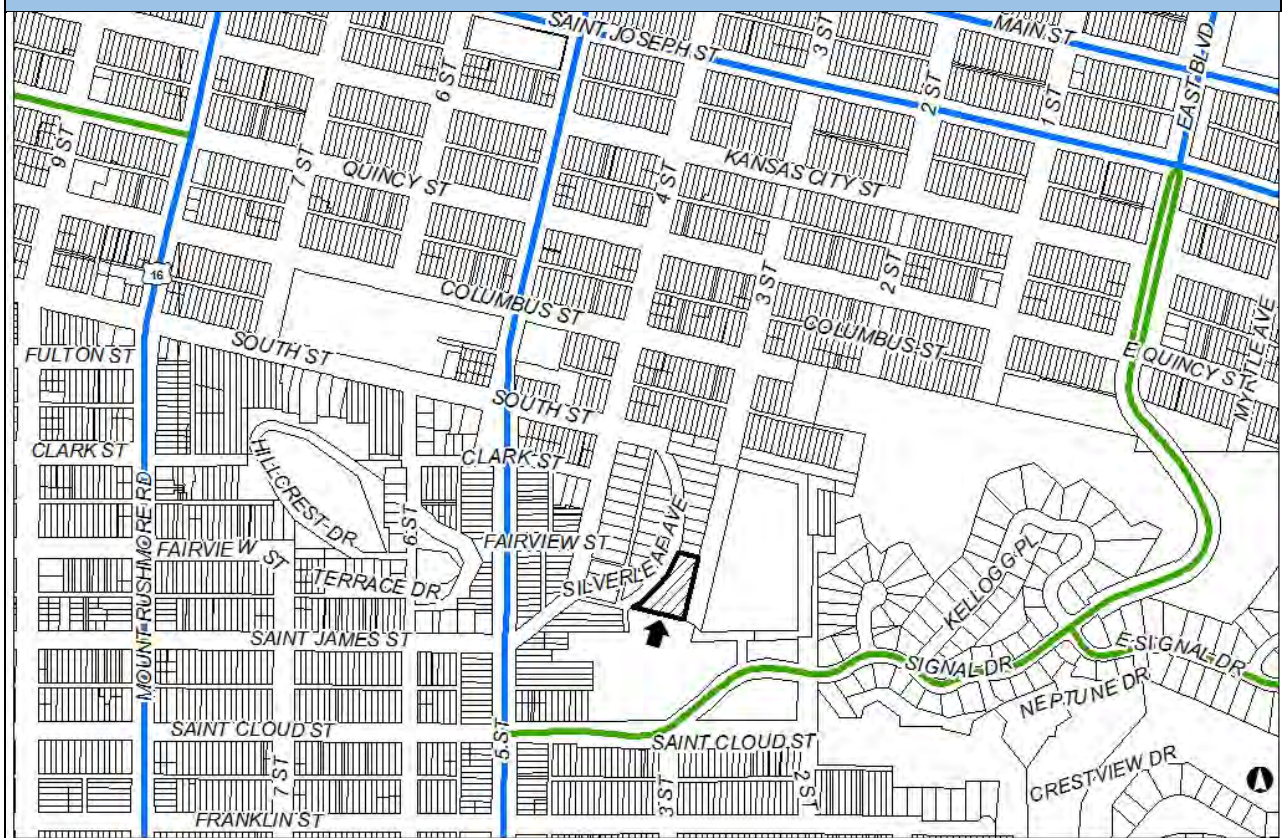
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR/Fifth Street Overlay	UN	Residential and accessory structure
Adjacent North	PF/Fifth Street Overlay	FC	Single family residence
Adjacent South	MDR/Fifth Street Overlay	UN	Vacant
Adjacent East	PF/Fifth Street Overlay	FC	Vacant
Adjacent West	MDR/Fifth Street Overlay	UN	Single family dwelling



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet for a single family residence	Existing 0.85 acres, or 37,026 square feet	
Lot Frontage / Lot Width	Minimum 50 feet at the front building line	Approximately 300 feet	
Maximum Building Heights	3 stories, 35 feet	Currently two story dwelling and one story accessory structure	
Maximum Density	30%	Approximately 6%	
<b>Minimum Building Setback:</b>			
• Front	20 feet on Silverleaf Avenue	Approximately 35 feet	
• Rear	25 feet to primary structure / 5 feet to accessory structures	Approximately 40 feet	
• Side	8 feet one story and 12 feet two story	Approximately 73 feet to south, 40 feet to north	
• Street Side	20 feet to a local street or lane/place street, 25 feet to a collector street or arterial street	N/A Side lot lines do not abut a street	
<b>Minimum Landscape Requirements:</b>			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
<b>Minimum Parking Requirements:</b>			
• # of parking spaces	2	2	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

Planning Commission Recommendation and Stipulations of Approval
Staff recommends that the Rezoning request be continued to the October 26, 2017 Planning Commission meeting.