



Rapid City Planning Commission

Rezoning Project Report

March 22, 2018

Item #2
Applicant Request(s)
Case # 18RZ007 – Rezoning request from General Agricultural District to Low Density Residential District II
Companion Case(s) # 18PL011- Preliminary Subdivision Plan for Golden Valley Subdivision to create 56 residential lots

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved.

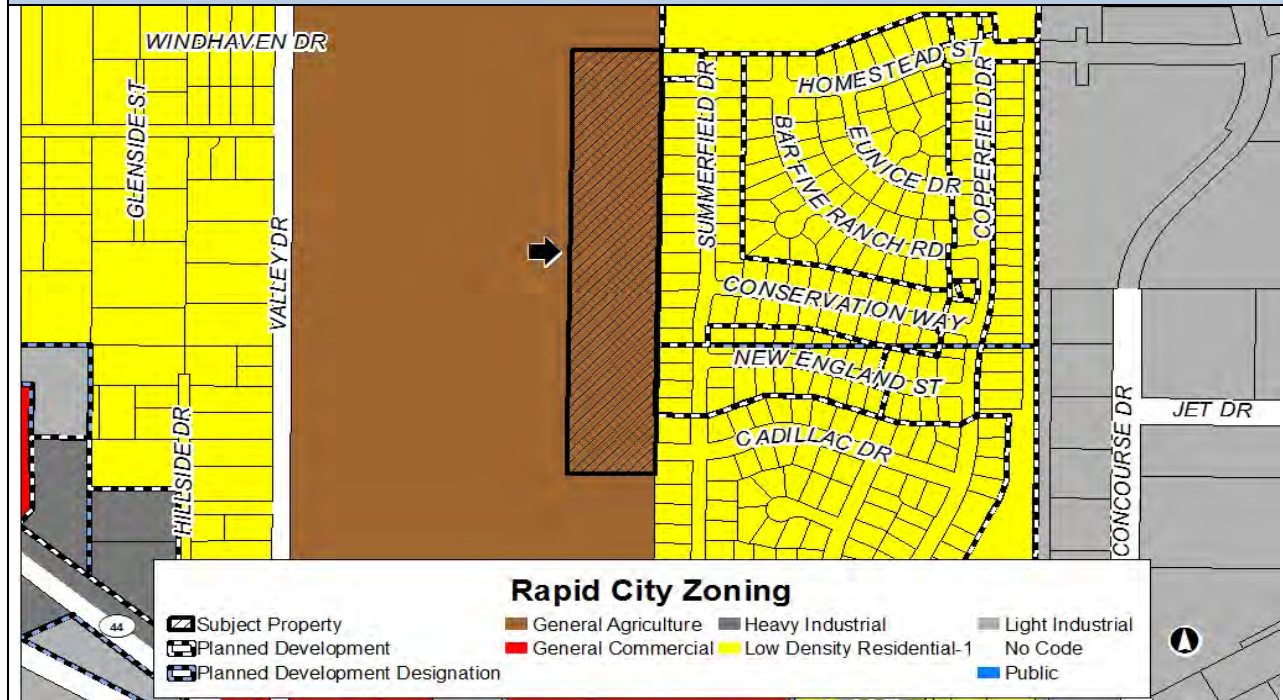
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Low Density Residential District II for a parcel of land approximately 11.72 acres in size. The 11.72 acres is part of a larger 77.75 acre parcel. The area to be rezoned is currently void of any structural development.</p> <p>The applicant has also submitted a Preliminary Subdivision Plan (File #18PL011) application for this 11.72 acres to create 56 single-family residential units. The balance of the property is currently zoned General Agriculture District which will serve as a holding zone until the balance of the property is developed. The property is located approximately 150 feet west of the intersection of Homestead Street and Summerfield Drive on the west side of Summerfield Drive.</p>	
Applicant Information	Development Review Team Contacts
Applicant: KTM Design Solutions, Inc.	Planner: Javin Weaver
Property Owner: BH Capital, LLC	Engineer: Dan Kools
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	Approximately 150 feet west of the intersection of Homestead Street and Summerfield Drive on the west side of Summerfield Drive.
Neighborhood	Elk Vale Road Neighborhood
Subdivision	N/A
Land Area	11.72 acres (approximately 510,232 square feet)
Existing Buildings	Void of structural development
Topography	Rises in elevation from south to north
Access	Homestead Street and Cadillac Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	N/A

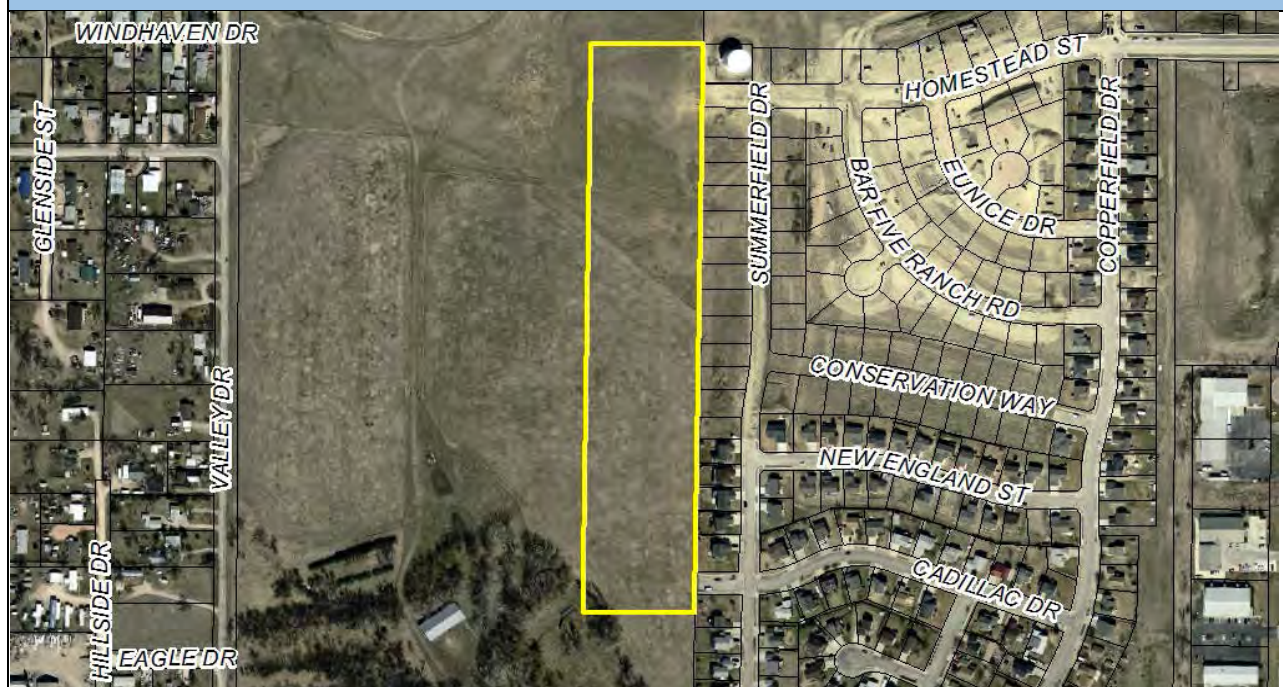
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	UN	Vacant field
Adjacent North	GA	UN	Vacant flat field
Adjacent South	GC, LI and LDR	UN, MUC, and LI	Loaf N Jug, Action Movers, Iseman Homes of Rapid City, Core & Main, Single-family dwellings, and Rapid City/Black Hills KOA
Adjacent East	LDR	UN	Bed and Breakfast
Adjacent West	LDR and GC	UN and MUC	Single-family dwellings

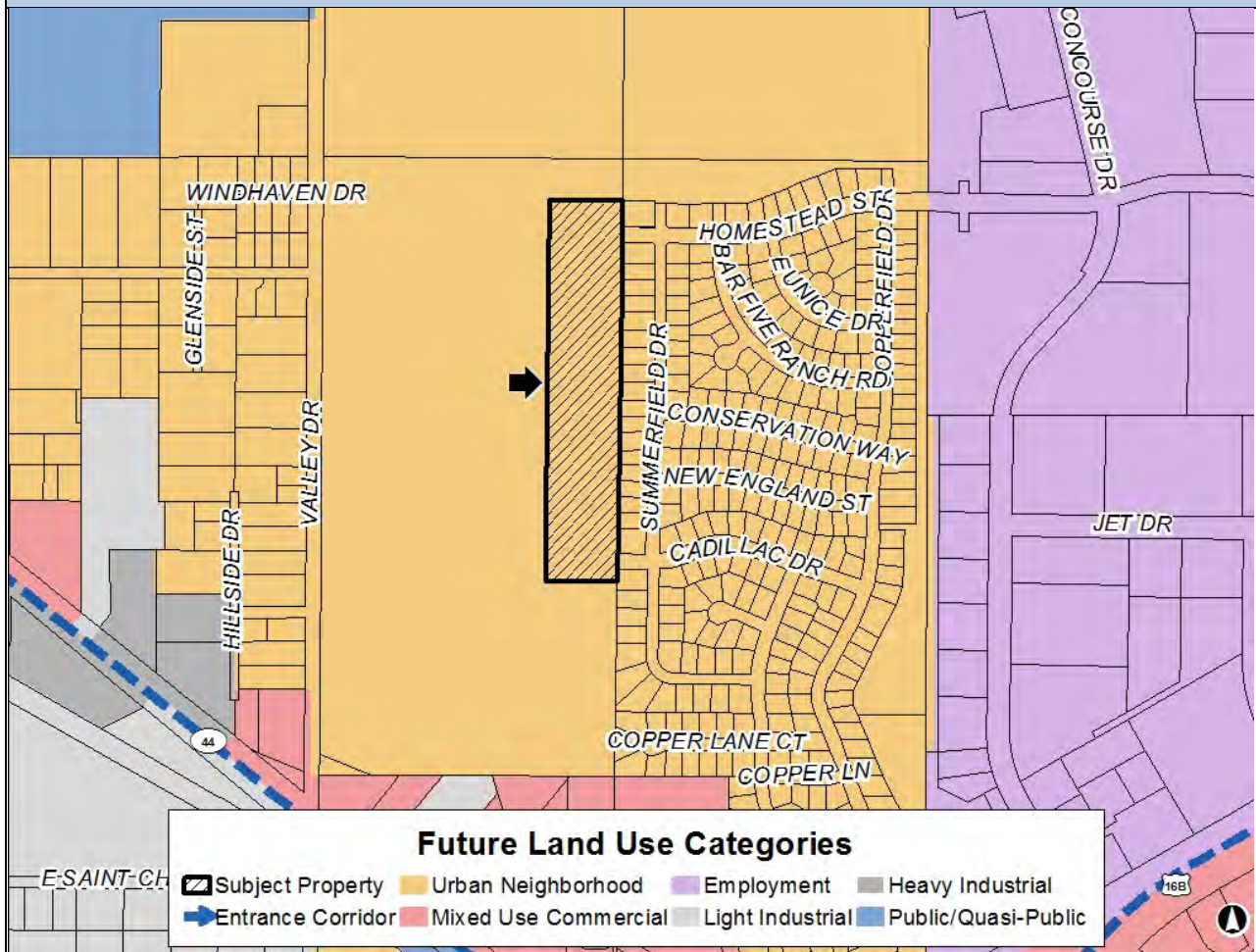
Zoning Map



Existing Land Uses



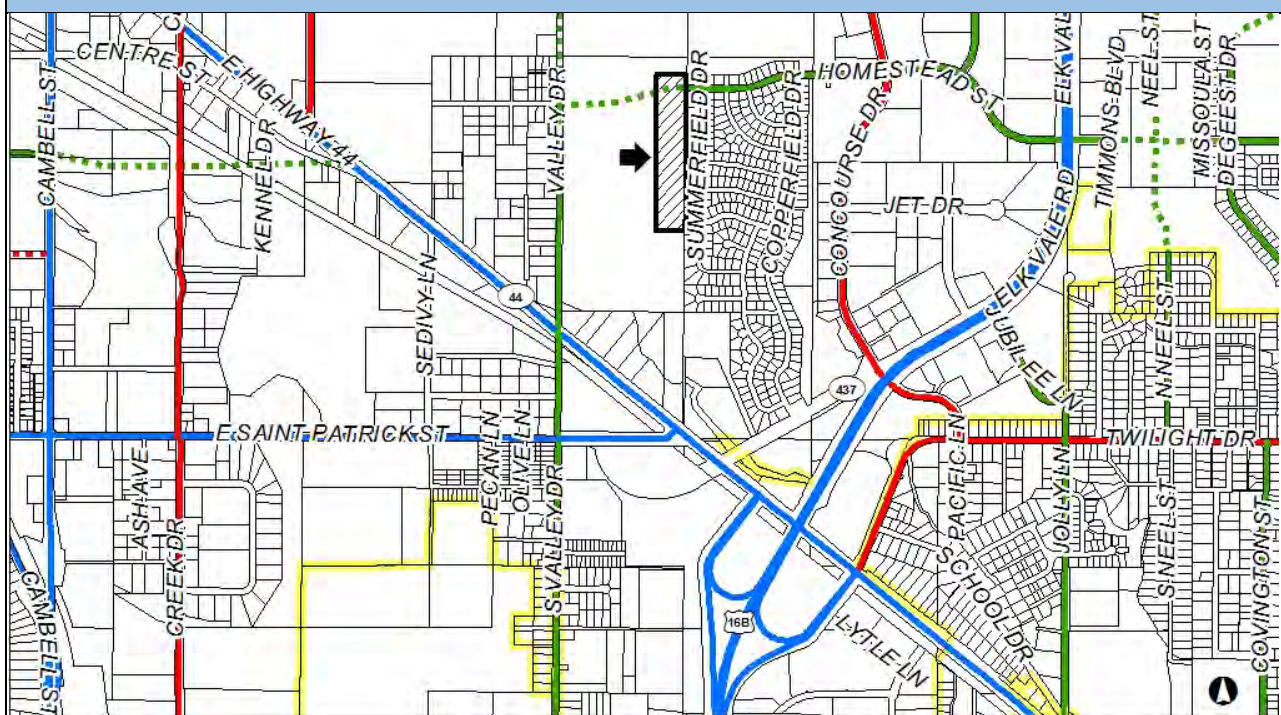
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Employment
- Heavy Industrial
- Entrance Corridor
- Mixed Use Commercial
- Light Industrial
- Public/Quasi-Public

Parks or Transportation Plan



Major Street Plan

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

Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Low Density Residential District II	Required	Proposed	
Lot Area	4,000 square feet	6,534 to 13,068 square feet	
Lot Frontage / Lot Width	25 feet / 50 feet	50 to 100 feet / 120 to 130 feet	
Maximum Building Heights	2½ stories or 35 feet	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	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.080	None proposed	
Fencing	As per RCMC 17.50.340	None proposed	

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.	The subject property is an 11.72 acre parcel of land zoned General Agriculture District. The applicant has also submitted a Preliminary Subdivision Plan (File #18PL011) application to create 56 single-family residential units on the 11.72 acre parcel. The proposed development constitutes a change supporting rezoning the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Urban Neighborhood. Low Density Residential District II is identified as a suitable zoning designation in the Urban Neighborhood. The Rezoning request is in compliance with the adopted Comprehensive Plan
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 Copperfield Vistas Subdivision, a residential development, is located directly east of the property. The proposed Rezoning request is an expansion of area land uses. It does not appear that the amendment will adversely affect any other part of the City.
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 Future Land Use Designation of the property is Low Density Neighborhood. Homestead Street is identified as a Minor Arterial on the Major Street Plan. Future development on this property would require streets to be constructed aligning with the criteria from the Infrastructure Design Criteria Manual. As a part of the associated Preliminary Subdivision Plan, the applicant has demonstrated that the construction of streets, utilities and drainage elements will be provided in

	compliance with the City's street, utility and drainage plans. The proposed Rezoning request is consistent with the Comprehensive Plan.
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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	Compact Growth: This goal encourages compact growth and infill development. The proposed Preliminary Subdivision Plan for Golden Valley Subdivision is adjacent to the existing Copperfield Vistas Subdivision on the east. West of the property is a large undeveloped parcel. Adjacent to this area is an existing residential development known as Marshal Subdivision. The proposed Rezone supports the Comprehensive Plan goal of compact growth.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The proposed Rezone allows for future residential units to be constructed. This includes housing types such as single-family dwellings and two-family attached dwelling units. The proposed Rezone supports the Comprehensive Plan goals of providing a variety of housing types and meeting the community needs.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: This goal encourages the integration of the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. Homestead Street is identified as a Collector Street on the City's Major Street Plan. The applicant's Preliminary Subdivision Plan (File 18PL011) has shown that Homestead Street will continue through the property. In addition, two local streets Cadillac Drive and Golden Valley Drive, will be constructed as local streets to provide additional access to the proposed lots.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: This goal is to sustain a high quality of life in Rapid City to attract and retain employers and employees. Several commercial and industrial businesses exist along the Elk Vale Road Corridor. The proposed residential development will create additional housing within close proximity to employment opportunities. This meets the goals of the Comprehensive Plan.
 Outstanding Recreational and Cultural Opportunities	
	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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
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Future Land Use Plan Designation(s):	Urban Neighborhood
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Design Standards:	
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SDP-N1	Mix of Housing Types: The Low Density Neighborhood designation encourages a variety of housing types in all new neighborhoods. Low Density Residential District II allows single-family residences and two-family attached dwelling units. This allows for a mix of housing types which aligns with the Comprehensive Plan.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
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Neighborhood:	Elk Vale Neighborhood
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Neighborhood Goal/Policy:	
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EV-NA1.1A	Residential Growth: The Elk Vale Neighborhood Plan supports the expansion of development of new residential neighborhoods west of Summerfield Drive. The area of this proposed rezone is west of Summerfield Drive. The proposed Rezoning request supports the goal of residential growth within the City limits.
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Findings	
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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 future land use designation of the property is Urban Neighborhood. The proposed Rezoning request is in compliance with the review criteria established in the Rapid City Municipal Code, the future land use designation and with the goals of the City’s Comprehensive Plan.	
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Planning Commission Recommendation and Stipulations of Approval	
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Staff recommends that the Rezoning request be approved.	
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