



Rapid City Planning Commission

Rezoning Project Report

July 23, 2015

Applicant Request(s)
Case # 15RZ008, a request to rezone property from Low Density Residential 1 District to Low Density Residential 2 District
Companion Case(s) #: 15PL034, a Preliminary Subdivision Plan to create 4 commercial lots, 54 townhome lots, and 6 single family residential lots.

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from Low Density Residential-1 District to Low Density Residential-2 District be approved.

Project Summary Brief

(Update 7/23/15. All revised/additional text has been included in bold.) This item was continued from the July 9, 2015 Planning Commission meeting to allow notification requirements to be met.

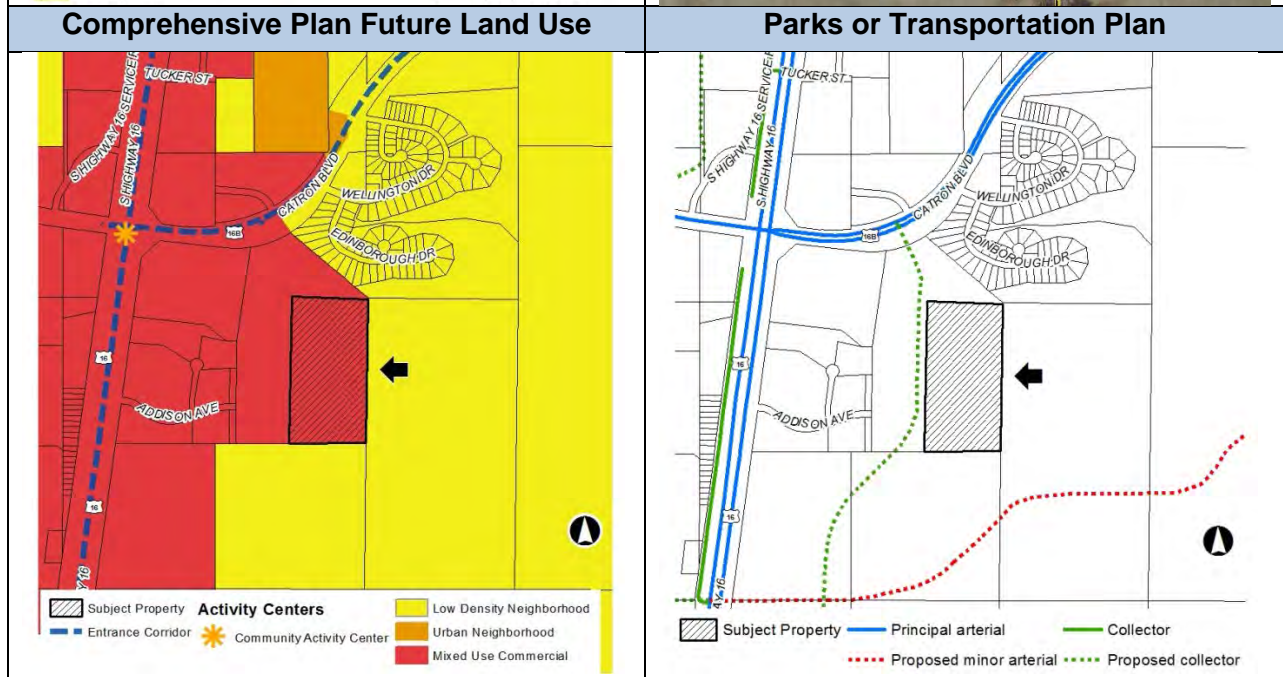
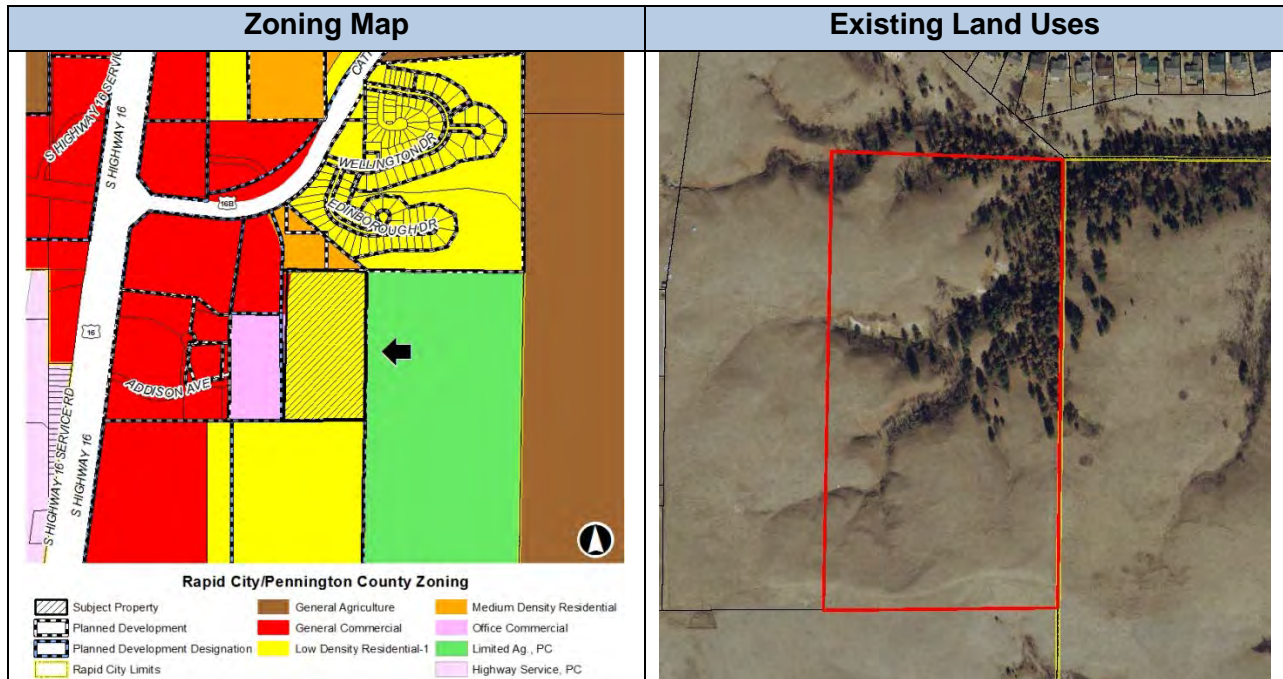
The applicant has submitted an application to rezone approximately 20.8 acres of property from Low Density Residential 1 District to Low Density Residential 2 District. The rezone request has been submitted in conjunction with a Preliminary Subdivision Plan (File #15PL034) to create townhome lots on the subject property. Townhomes are not a permitted or conditional use in the Low Density Residential 1 District, but are a permitted use in the Low Density Residential 2 District.

Applicant Information	Development Review Team Contacts
Applicant: Dream Design International, Inc.	Planner: Robert Laroco
Property Owner: SKEAST, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Janet Kaiser
Surveyor: Dream Design International, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
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Address/Location	Approximately 1,400 ft southeast of the intersection of Catron Boulevard and U.S. Highway 16
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Section 26 T1N- R7E
Land Area	+/- 20.8 acres (approximately 906,048 sq ft)
Existing Buildings	No structural development
Topography	Grass and tree-covered ridges and canyons with moderately steep slopes
Access	Via proposed Healing Way, from Catron Boulevard
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	None Identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-1/PDD	MUC	No structural development
Adjacent North	MDR/PDO	MUC, Gateway Corridor, Regional Activity Center	No structural development
Adjacent South	LDR-1/PDD	LDN	No structural development
Adjacent East	LAD-Pennington County	LDN	No structural development
Adjacent West	OC/PDD, GC/PDD	MUC, Regional Activity Center	No structural development




Relevant Case History			
Case/File#	Date	Request	Action
03PD049	02/05/04	Planned Development Designation	Approved w/ stip
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	Minimum 4,000 sq ft lot/ townhome, 6,500 sq ft/ single family residence	Ranging from 5,105 sq ft to 25,800 sq ft.	
Lot Frontage	25 ft lot frontage, 50 ft at the front building line	50 ft minimum	
Maximum Building Heights	2.5 stories, less than 35 ft.	2.5 stories, less than 35 ft	
Maximum Density	30%, single family residences, 40% for townhomes	30% for single family residential, 40% for townhomes	
Minimum Building Setback:			
• Front	25 ft to collectors 20 ft to sub collectors	25 ft to collectors 20 ft to sub collectors	
• Rear	25 ft	25 ft	
• Side	8 ft/side for 1 story buildings, 12 ft/ side for 2 story buildings	8 ft/side for 1 story buildings, 12 ft/ side for 2 story buildings	
• Street Side	25 ft to collectors	25 ft to collectors	
Minimum Landscape Requirements:			
• # of landscape points	Pursuant to RCMC	Pursuant to RCMC	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2.0/ dwelling unit	2.0/ dwelling unit	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	Pursuant to RCMC	
Fencing	Pursuant to RCMC	Pursuant to RCMC	

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 applicant has submitted an associated Preliminary Subdivision Plan which includes a master plan identifying the development of this area with townhomes. All utilities have been installed or will be installed as a part of the platting of the property. The recent extension of utilities and the submitted master plan showing the anticipated future development of the property represent changing conditions which necessitate this rezone.
2. The proposed amendment shall be consistent with the intent and purposes of this title.	The purpose of the Low Density Residential 2 District is to allow for a slightly higher population density than the Low Density Residential 1 District while still maintaining land area regulations similar to the Low Density Residential 1 District. This District allows for two-family dwellings as well as single family residences. The submitted master plan shows the area developing with townhomes in the future. The requested rezone is consistent with the intent of the

	Zoning Ordinance.
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 requested rezone is for the residential component of the master development plan for the area. The master plan also identifies some future commercial development west of the proposed Low Density Residential 2 District. The future commercial development will require a Traffic Impact Study to be submitted as a part of the platting of the property. However, it does not appear that the proposed amendment to rezone this property from Low Density Residential 1 District to Low Density Residential 2 District will result in an adverse impact for any other part of the City. In addition, the property is located within an existing Planned Development Designation. Prior to issuance of a building permit, a Final Planned Development must be approved for the property. The Final Planned Development will serve as the tool to identify potential adverse impacts of the development as well as identify methods of impact mitigation.
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.	<p>The Future Land Use Plan identifies this property as appropriate for mixed use commercial development. Higher density housing can be considered a secondary use in the mixed use commercial land use designation, especially when located on the fringes of the mixed use commercial areas and when the housing will provide a transition between higher intensity commercial uses and lower intensity residential uses.</p> <p>Healing Way is identified as a collector street on the City's Major Street Plan, appropriate for collecting residential and commercial traffic, such as those proposed as a part of the Master Plan submitted as a part of the associated Preliminary Subdivision Plan, and directing them toward arterial streets.</p> <p>It appears that the requested rezone is consistent with the development plan of Rapid City, including the Major Street Plan and the Future Land Use Plan.</p>

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	<u>Compact Growth</u> : The subject property lies within the existing Rapid City city limits as well as the established Urban Services Boundary.
BPG-3.1A	<u>Balanced Uses</u> : The proposed rezone request is part a larger development plan for the area which includes a mix of residential and commercial uses located in proximity to a newly developing area of town near the intersection of two principle arterial streets on the City Major Street Plan.

 A Vibrant, Livable Community	
LC-2.1C	<u>Variety of Housing Types:</u> The requested rezoning from Low Density Residential 1 District to Low Density Residential 2 District will allow for a wider variety of housing types to be constructed on the property. Specifically, single family residences and townhomes are a permitted use in the Low Density Residential 2 District.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-1.1B	<u>Growth Coordination:</u> The associated Preliminary Subdivision Plan identifies proposed “Healing Way” street as primary access to the proposed residential development via Catron Boulevard in compliance with the collector street shown on the City adopted Major Street Plan. The proposed development will align the future expansion and improvements to address the needs of the neighborhood and the needs of the Transportation Plan.
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	<u>Major Street Plan Integration:</u> The proposed rezone will allow property adjacent to the proposed “Healing Way” to be developed with residential uses. It appears that “Healing Way” will serve as a collector street identified on the City’s Major Street Plan. The proposed development will promote the integration of the Major Street Plan into land use planning and the development review process.
 Economic Stability and Growth	
EC-1.2A	<u>Housing Stock:</u> The requested rezoning will encourage the development of diverse and attractive housing stock close to an identified community activity center located at the intersection of two primary arterial streets identified as entrance corridors into the community.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities:</u> The requested rezone requires publication in the Rapid City Journal as well as notification mailed to residents located within 250 feet of the property. These requirements encourage public participation in the development review process. Staff has noted that as of this writing, the notification letters have not been submitted to Community Planning for mailing and the sign has not been picked up for posting on the property. Staff will inform the Planning Commission if these requirements have not been met.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial, Community Activity Center, Entrance Corridor
Design Standards:	
GDP-MU1	<u>Relationship of uses:</u> Activity-generating uses should be concentrated near key intersections, with a transition to lighter intensity uses away from the key intersection. The subject property is currently located within a mixed-use commercial designation. However, the property is located between anticipated

	commercial development to the west and existing low density residential development located to the east. As such, a transitional use to buffer the low density residential development from the anticipated commercial development at the intersection is desirable. The proposed rezone from Low Density Residential 1 District to Low Density Residential 2 District will provide a zoning district suitable for the desired transitional uses.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1A	<u>Residential Growth</u> : The requested rezone is in support of the expansion and development of new residential neighborhoods in an area adjacent to the existing City Limits.
US16-NA1.1B	<u>Mixed Use Development</u> : The requested rezone supports the development of a mix of uses along U.S. Highway 16. The combination of residential and commercial uses should serve the nearby neighborhood.

Summary

Staff recommends that the requested rezone be approved for the following reasons:	
•	The applicant has submitted an associated Preliminary Subdivision Plan which includes a master plan identifying the development of this area with townhomes. The recent extension of sewer services and the submitted master plan showing the anticipated future development of the property represent changing conditions which necessitate this rezone.
•	The property is located within a Planned Development Designation. A Final Planned Development will be required prior to any development of the property and will serve as the tool to ensure that any potential adverse impacts of future development are mitigated to the greatest extent possible.
•	The requested rezone is in compliance with the Comprehensive Plan of the City.
•	The Low Density Residential 2 District will allow for the development of diverse housing stock located within the City’s existing service boundary.
•	The master plan for development of the area shows that the anticipated residential development resulting from this requested rezone will be a part of a larger, mixed-use development which includes commercial uses located along the U.S. Highway 16 corridor.
•	Activity-generating uses should be concentrated near key intersections, with a transition to lighter intensity uses away from the key intersection. The proposed rezone from Low Density Residential 1 District to Low Density Residential 2 District will provide a zoning district suitable for the desired transitional uses.