



Rapid City Planning Commission

Rezoning Project Report

November 5, 2015

Applicant Request(s)
Case # 15RZ020: Request to Rezone Property from No Use District to General Agricultural District
Companion Case(s) #: 15AN004 - Petition for Annexation

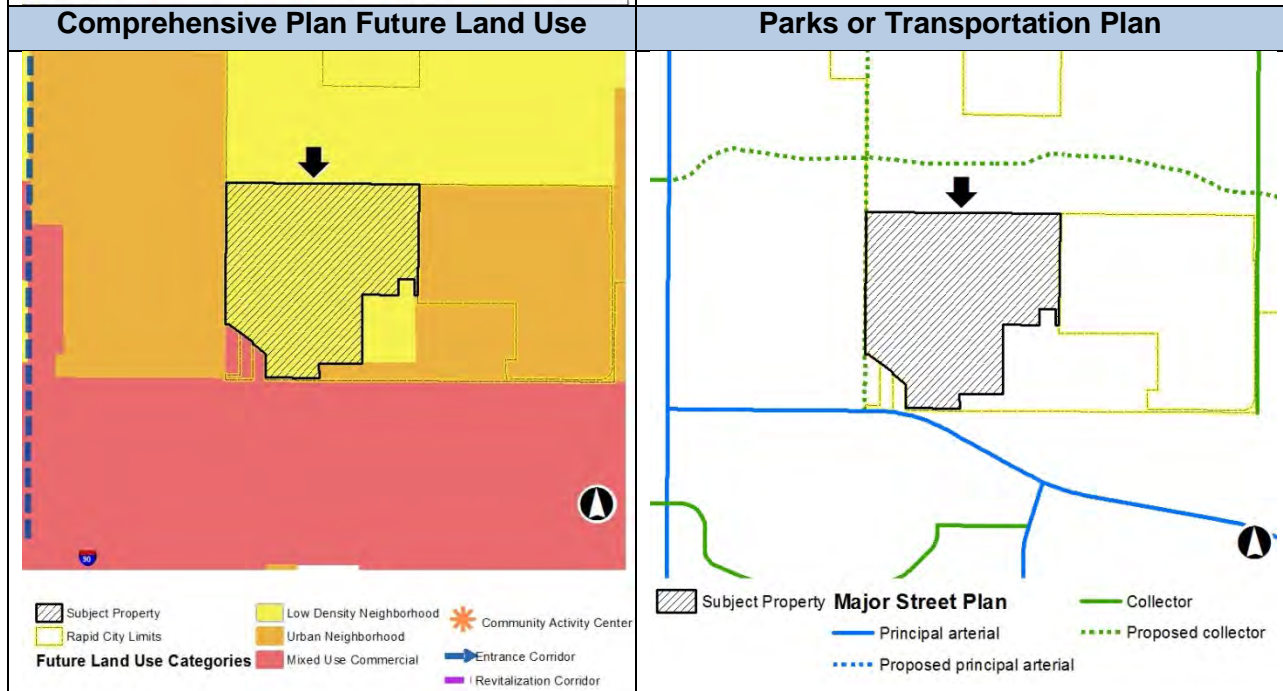
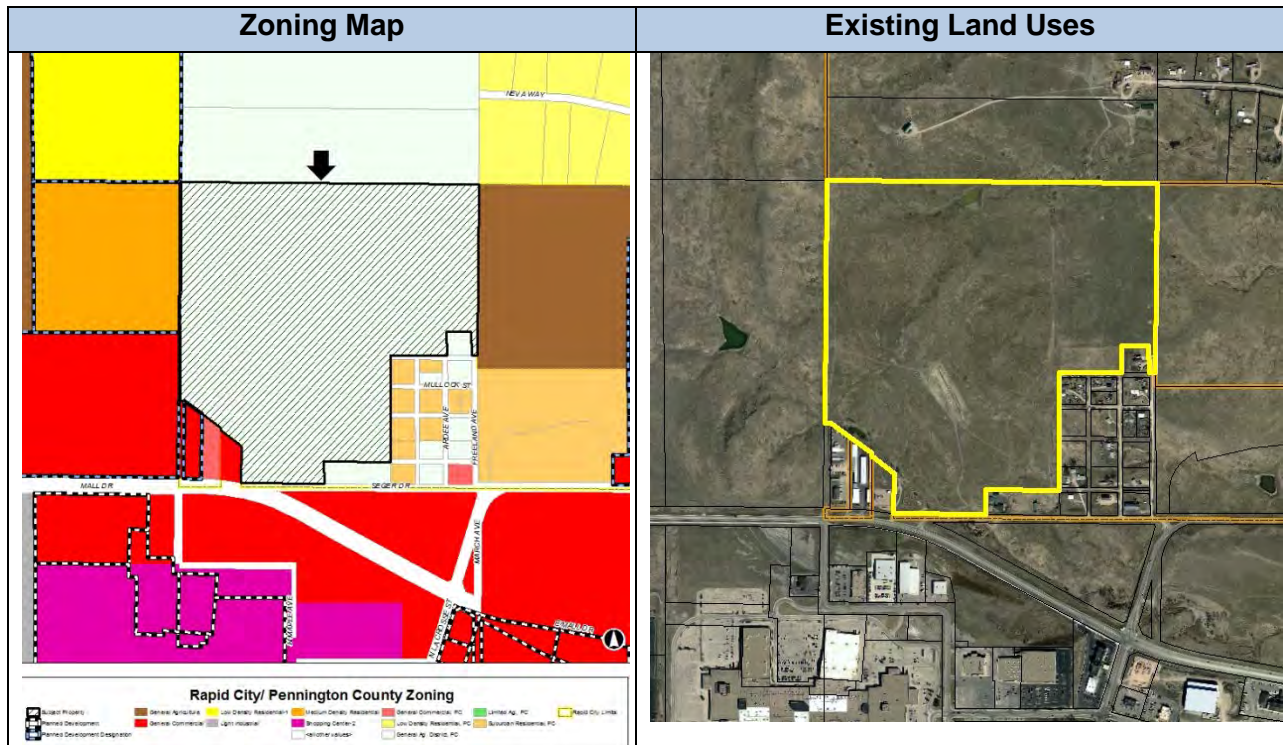
Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to General Agricultural District.

Project Summary Brief
The City is requesting to rezone approximately 128 acres of property from No Use District to General Agricultural District. The property owner has submitted an annexation petition which will be reviewed contemporaneously with this rezone request. The property is currently zoned General Agriculture in Pennington County. The property is void of structural development. The applicant intends to continue the existing use of the property until it is redeveloped in the future. According to the application submitted with the annexation petition, future development on this property may consist of a mixed-use subdivision including affordable housing, general commercial, and neighborhood commercial uses.

Applicant Information	Development Review Team Contacts
Applicant: Hagg Brothers, LLC.	Planner: Sarah Hanzel
Property Owner: Same	Engineer: Dan Kools
Architect: N/A	Fire District: Denny Gorton
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North of Seger Drive, east of future North Maple, west of future Lacrosse Street
Neighborhood	Northeast
Subdivision	SW1/4 Section 19, T2N, R8E
Land Area	128 acres
Existing Buildings	Void of structural development
Topography	Low rolling hills
Access	Seger Drive
Water Provider	Private
Sewer Provider	Private
Electric/Gas Provider	Black Hills Power
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD - PC	LDN	Agriculture
Adjacent North	GAD	LDN	Agriculture
Adjacent South	GC	MUC	Mixed Use Commercial
Adjacent East	SR – PC, GAD - PC	LDN, UN	Residential, Agriculture
Adjacent West	GC, GAD	UN	Agriculture



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Agricultural District	Required	Existing	
Lot Area	>20 acres	128 acres	
Lot Frontage	>25 ft.	> 25 ft.	
Maximum Building Heights	2.5 stories or 35 ft.	N/A	
Maximum Density	<30%	N/A	
Minimum Building Setback:			
• Front	Varies	N/A	
• Rear	Varies	N/A	
• Side	Varies	N/A	
• Street Side	Varies	N/A	
Minimum Landscape Requirements:	N/A	N/A	
• # of landscape points	N/A		
• # of landscape islands	N/A		
Minimum Parking Requirements:	As required by §17.50.270	N/A	
• # of parking spaces	-	-	
• # of ADA spaces	-	-	
Signage	As regulated by § 17.50.080 through 17.50.100	N/A	
Fencing	N/A	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.	An annexation petition for the property (15AN004) is being reviewed contemporaneously. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the General Agricultural District is to provide for land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future. The proposed amendment is consistent with the intent of the 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 will not result in any immediate development. The type of uses, area and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.
4. The proposed amendments shall be consistent with and not in conflict with the development plan	The Rapid City Future Land Use Map shows that this area is appropriate as Low Density Neighborhood. The Northeast Neighborhood goals and policies support the

of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	expansion of residential and mixed-use commercial development in the area surrounding the Rushmore Mall and Interstate I-90. No conflicts with the City's development plans have been identified as a result of the proposed amendment.
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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	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	<u>Public Input Opportunities:</u> The rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the associated rezoning of the property. As of this writing, one citizen has contacted the City with comments that future development on the property being rezoned has potential to impact the adjacent property.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Agriculture
Design Standards:	
N/A	N/A

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood
Neighborhood Goal/Policy:	
NE-NA1.1A	<u>Residential Growth</u> : Support expansion and development of new residential neighborhoods north of Seger Drive.
NE-NA1.1B	<u>Mixed Use Development</u> : Encourage mixed-use development and redevelopment of the Rushmore mall and surrounding area along Interstate I-90.
NE-NA1.1I	<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 General Commercial District to Medium Density Residential District be approved for the following reasons:

•	The rezone is requested due to the pending annexation of the subject property (15AN004).
•	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 Agricultural District is an appropriate land use designation for land situated on the fringe of the urban area that is used for agricultural purposes but will be undergoing urbanization in the future.

Staff recommends approving the requested rezone from No Use District to General Agricultural District in conjunction with the associated Annexation Petition (15AN004).