



Rapid City Planning Commission

Rezoning Project Report

March 10, 2016

Applicant Request(s)	
Case # 16RZ003; a request to rezone property from General Agriculture District to Low Density Residential-I District	
Associated Case #s:	16PL016, Development Engineering Plan to create 14 residential lots

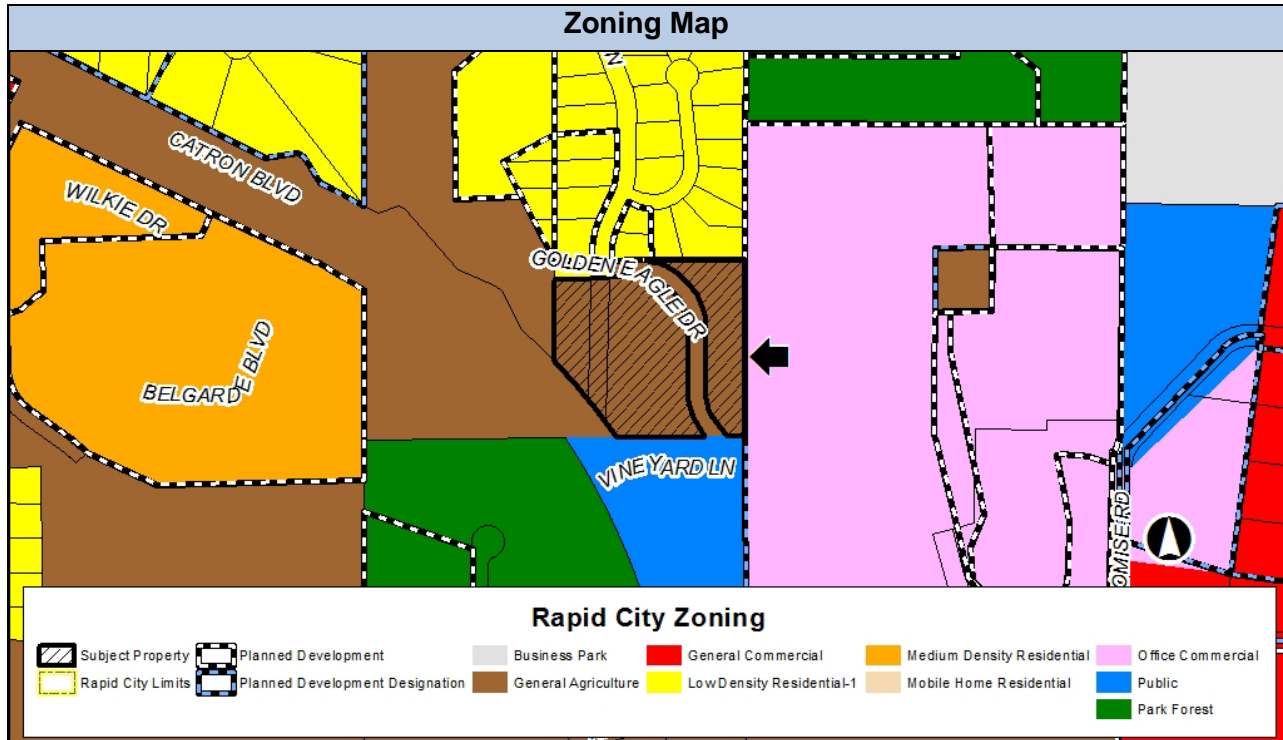
Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from General Agriculture District to Low Density Residential-I District be approved.

Project Summary Brief
The applicant has submitted a request to rezone approximately 9.30 acres of property from General Agriculture District to Low Density Residential-I District. On February 16, 2016 the City Council approved an associated Preliminary Subdivision Plan to subdivide the existing unplatted balance into 14 residential lots (File #16PL001). However, a minimum 20 acre lot size is required for a platted lot in the Rapid City Limits zoned General Agriculture District and proposed for residential use. As such, the applicant has this request to rezone to the property to Low Density Residential-I District. On February 29, 2016 the applicant submitted a Development Engineering Plan application to create 14 residential lots on the property (File #16PL016). The Development Engineering Plans are currently under staff review.

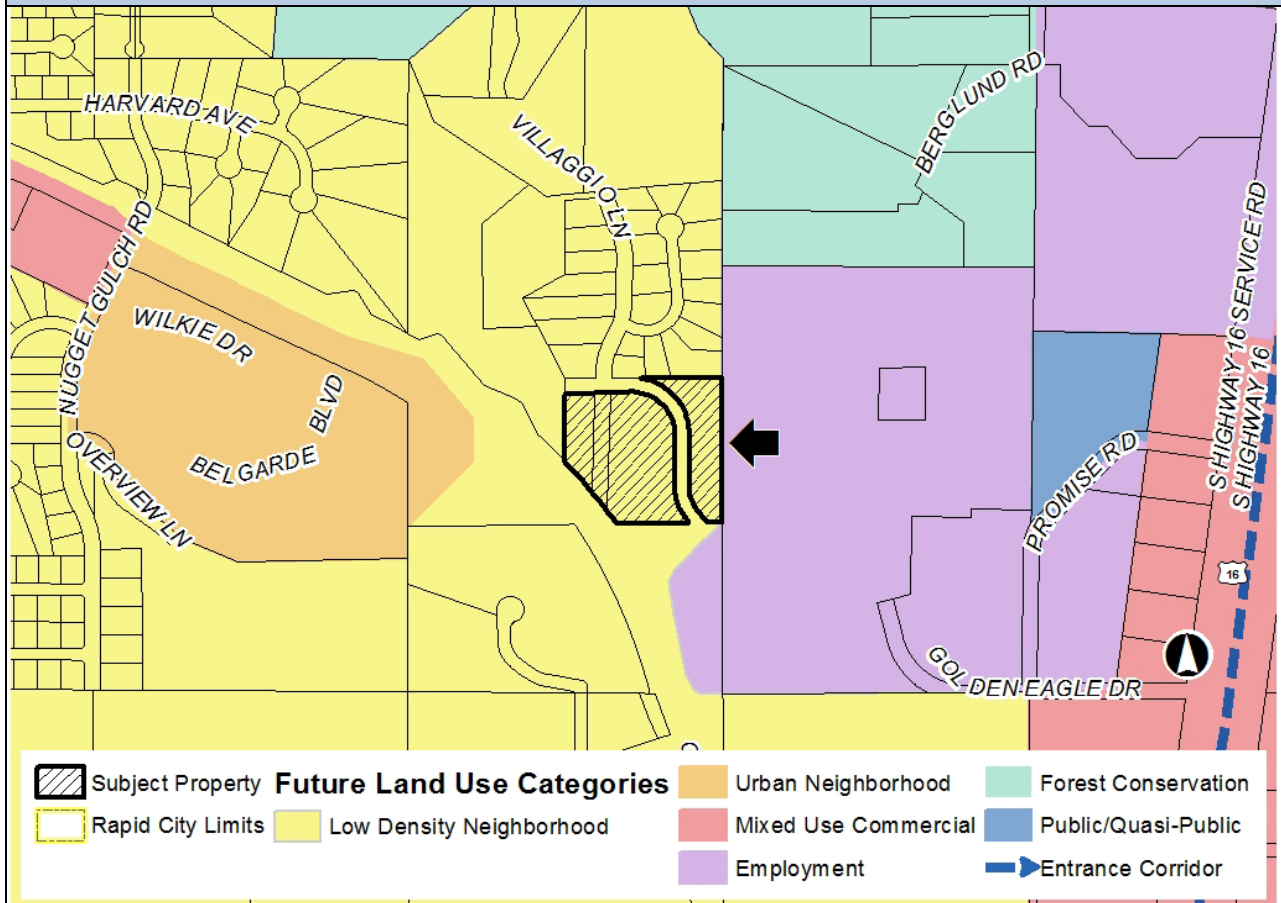
Applicant Information	Development Review Team Contacts
Applicant: Villaggio, LLC	Planner: Robert Laroco
Property Owner: Villaggio, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Sperlich Consulting, Inc.	School District: Janet Kaiser
Surveyor: Sperlich Consulting, Inc.	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2500 Golden Eagle Drive, northeast of the intersection of Catron Boulevard and Vineyard Lane
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Section 22, T1N, R7E, proposed Villas at Villaggio
Land Area	9.30 acres, approximately 405,108 sq ft
Existing Buildings	No structural development
Topography	Hilly, tree and grass covered
Access	Vineyard Lane, Golden Eagle Drive
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

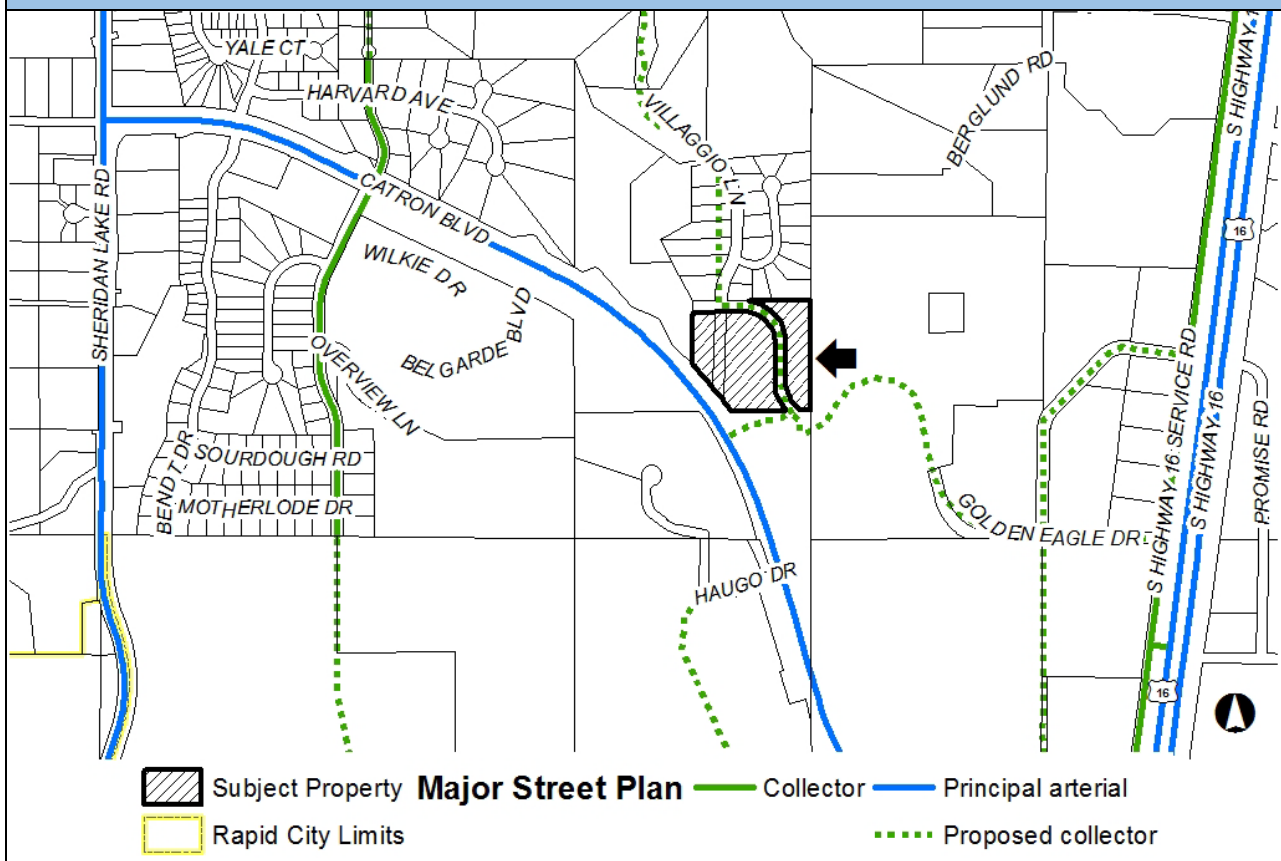
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	LDN	Undeveloped
Adjacent North	LDR/PD	LDN	Single family residential
Adjacent South	PF, GA	LDN, Employment area	Undeveloped
Adjacent East	OC/PDD	Employment area	Undeveloped
Adjacent West	GA, MDR/PD	LDN	Multifamily housing



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
16PL001	2/16/16	Preliminary Subdivision Plan	City Council approved with stipulations
Relevant Zoning District Regulations			
Low Density Residential-I District	Required	Proposed	
Lot Area	6,500 sq ft-single family	Currently 9.30 acres, approximately 405, 108 sq ft.	
Lot Frontage	Minimum 25 ft along a public street, minimum 50 feet at the front building line	Unknown, greater than 25 ft.	
Maximum Building Heights	2 ½ stories, 35 ft.	Unknown	
Maximum Density	30%	Unknown	
Minimum Building Setback:			
• Front	20 ft	Unknown	
• Rear	25 ft	Unknown	
• Side	8'-single story 12' two stories or more	Unknown	
• Street Side	20 ft, subcollector, 25 ft, collectors and arterials	Unknown	
Minimum Landscape Requirements:			
• # of landscape points	Not required.	N/A	
• # of landscape islands	Not required.	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2/Unit	Unknown	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	N/A	
Fencing	Per RCMC	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.	The applicant has submitted a Development Engineering Plan application for the creation of 14 residential lots on the property. Residential uses on platted lots zoned General Agriculture District require a minimum 20 acre lot size. As such, the applicant is requesting to rezone the property to Low Density Residential-I District. The continuing subdivision of this property necessitates the requested rezone.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The requested rezone is to allow development of the property with single-family detached residences and is consistent with the intent of the Zoning Ordinance.
3. The proposed amendment shall not adversely affect any	Property in the vicinity of the subject property is zoned with a mix of residential zoning districts. The anticipated

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	development of the property will align with existing residential development located to the north. The proposed amendment does not 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 Rapid City Future Land Use Plan shows that this property is appropriate for development as a low density neighborhood. The proposed amendment is consistent with the development plans of the City.

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-1.2A	<u>Priority Infill Areas</u> : The requested rezone prioritizes and encourages infill development in close-in areas that have been skipped over due to constraints on the property. In particular, the preexisting use of the property as an assembly hall limited additional development of the site.
	A Vibrant, Livable Community
LC-2.1A	<u>Targeted Residential Growth Areas</u> : The requested rezone encourages residential development within the existing Urban Services Boundary.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.2A	<u>Housing Stock</u> : The requested rezone will encourage development of additional unique housing opportunities.
	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 notification of surrounding property owners within 250 feet of the subject property and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been no inquiries into the requested

	rezone.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
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Future Land Use Plan Designation(s):	Low Density Neighborhood
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Design Standards:	
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SDP-N6	<u>Residential and Infill Development:</u> The requested rezone allows continued development of residential used in character with the existing neighborhood.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
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Neighborhood:	U.S. Highway 16
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Neighborhood Goal/Policy:	
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US16-NA1.1A	<u>Residential Growth:</u> The requested rezone encourages expansion and development of new residential neighborhoods within the existing City Limits.
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The Development Review Team recommends that the request to rezone the property from General Agriculture District to Low Density Residential-I District be approved for the following reasons:	
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| • | The applicant has requested to rezone property from General Agriculture District to Low Density Residential-I District. The Low Density Residential-I District allows for single-family detached residences and accessory uses. |
| • | The General Agriculture District is generally seen as a holding zone for property located in the City but which are anticipated to be undergoing development in the near-term future. |
| • | The Low Density Residential-I District is considered an appropriate zoning district for property designated for low density neighborhood development. |

Staff recommends that the request to rezone property from General Agriculture District to Low Density Residential-I District be approved.	
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