



# Rapid City Planning Commission

## Rezoning Project Report

May 21, 2015

Applicant Request(s)
Case # 15RZ007 – Rezoning from General Commercial District to Low Density Residential District - II
Companion Case(s) # 15RZ009 – Rezoning from General Commercial District to Office Commercial District

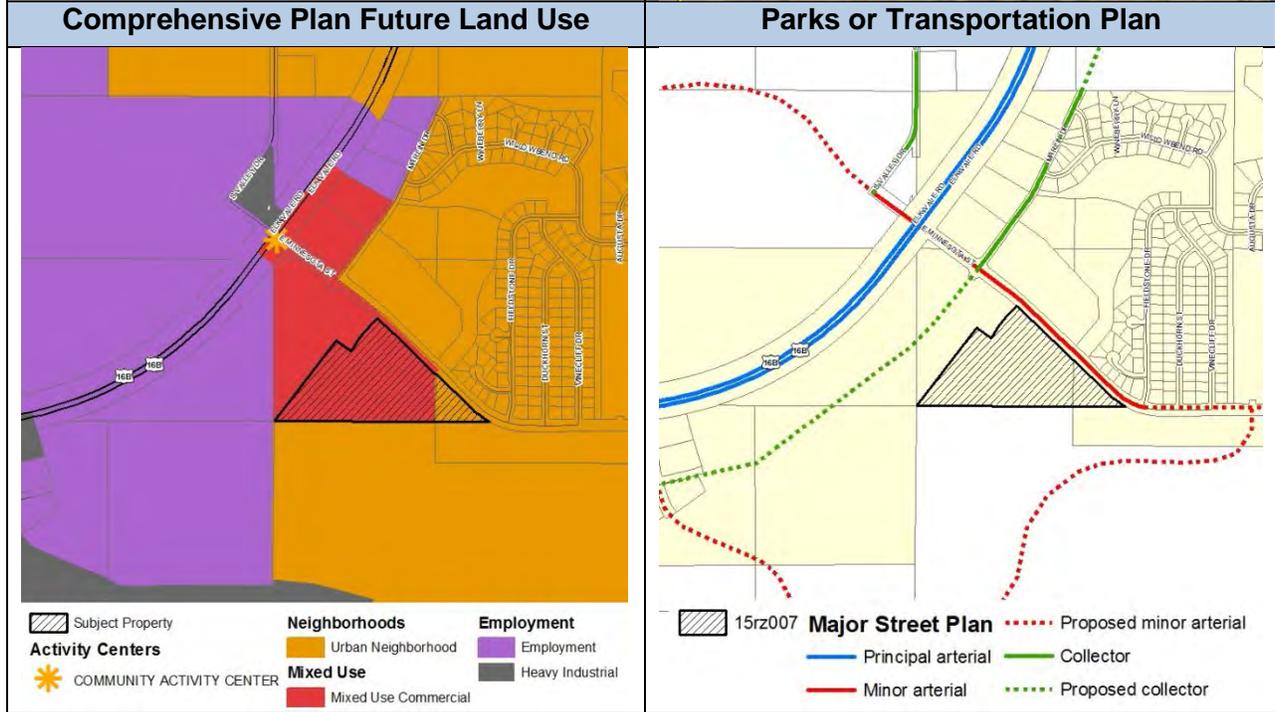
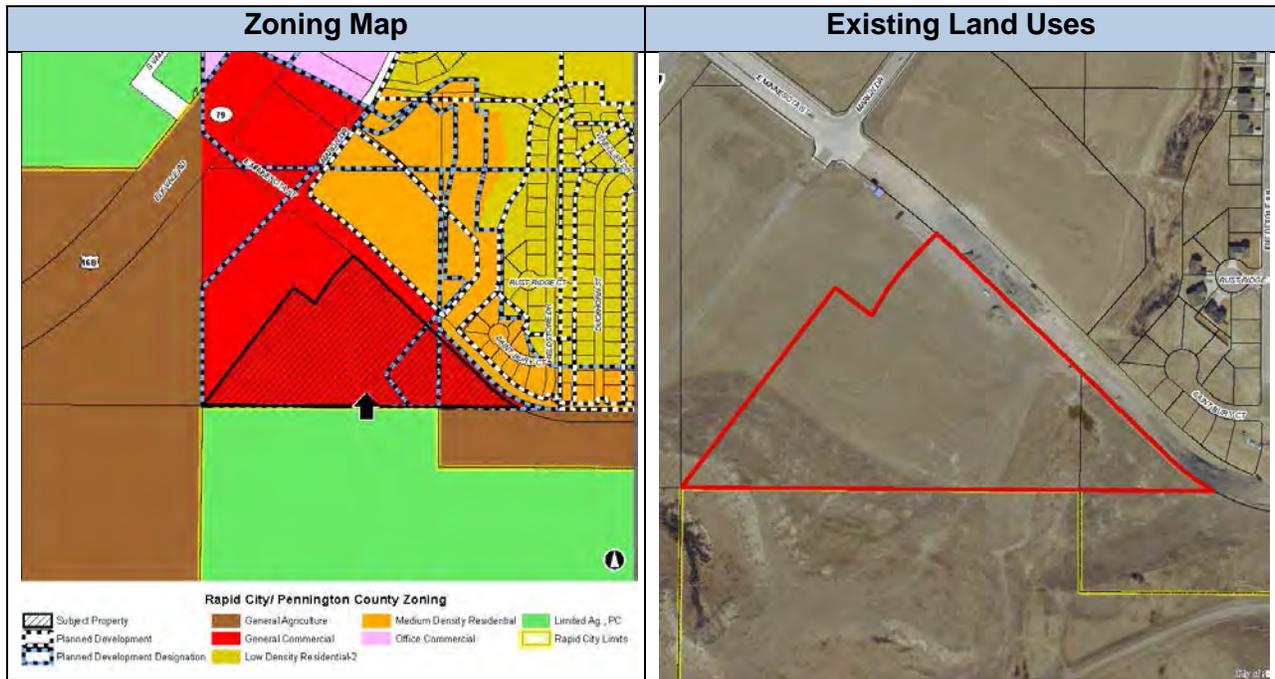
Development Review Team Recommendation(s)
Approve

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Low Density Residential District II for a parcel of land approximately 15.68 acres in size. The Low Density Residential District II allows for two-family dwellings in addition to single-family dwellings. The applicant has also submitted a Rezoning request (File #15RZ009) for 7.27 acres located directly west of this property from General Commercial District to Office Commercial District. On May 7, 2015, the Planning Commission approved a Preliminary Subdivision Plan (File #15PL033) to create 43 residential lots, leaving an unplatted non-transferable balance.</p>

Applicant Information	Development Review Team Contacts
Applicant: Dream Design International	Planner: Fletcher Lacock
Property Owner: SSST LLC	Engineer: Dan Kools
Architect: NA	Fire District: Tim Behlings
Engineer: Dream Design International	School District: Janet Kaiser
Surveyor: Dream Design International	Water/Sewer: Dan Kools
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	The property is located southeast of the intersection of Marlin Drive and Minnesota Street.
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Section 16, T1N, R8E
Land Area	15.68 acres (683,020 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat with a hill located in the southeast corner of the property.
Access	East Minnesota Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	NA
Other	NA

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	MUC and UN – Community Activity Center	Void of structural development
Adjacent North	MDR – Final PD	UN –Community Activity Center	Apartment complex
Adjacent South	County LAD	UN	Void of structural development
Adjacent East	MDR – Final PD	UN	Single-family dwellings
Adjacent West	GC - PDD	MUC – Community Activity Center	Void of structural development



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
15PL033	5/7/2015	Preliminary Subdivision Plan to create 43 residential lots	Planning Commission approved with stipulations
<b>Relevant Zoning District Regulations</b>			
<b>Low Density Residential District II</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	4,000 square feet for townhomes / 6,500 square feet for single-family	Lots range from 8,712 square feet to 26,136 square feet	
Lot Frontage / Lot Width	16 feet for townhomes - 25 feet for single-family / 50 feet width	Indicates concurrence	
Maximum Building Heights	2.5 stories or 35 feet	Indicates concurrence	
Maximum Density	30% single-family / 40% for townhomes	Indicates concurrence	
Minimum Building Setback:			
• Front	20 feet	Indicates concurrence	
• Rear	25 feet	Indicates concurrence	
• Side	8 feet or 12 feet	Indicates concurrence	
• Street Side	20 feet/ 25 feet from East Minnesota Street	Indicates concurrence	
Minimum Landscape Requirements:			
• # of landscape points	NA	NA	
• # of landscape islands	NA	NA	
Minimum Parking Requirements:			
• # of parking spaces	Two per dwelling unit	Indicates concurrence	
• # of ADA spaces	NA	NA	
Signage	One square foot	None indicated	
Fencing	4 feet front yard/ 6 feet rear yard/ 6 feet when 10 feet off property line in second front yard	None indicated	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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.	On May 7, 2015, the Planning Commission approved a Preliminary Subdivision Plan (File #15PL033) to subdivide the property into 43 residential lots. A Final Planned Development Overlay will be required prior to issuance of a Building Permit.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Mixed Use Commercial and Urban Neighborhood. In addition, the property is located adjacent to an identified Community Activity Center at the intersection of Elk Vale Road and Minnesota Street. The proposed Rezoning does not meet

	the intended commercial or higher density residential use intended by the Future Land Use Plan. However, in conjunction with the associated Rezoning request to Office Commercial District to the west, the proposed Rezonings will serve as a transition from higher densities around the intersection of Elk Vale Road and Minnesota Street and the existing single-family neighborhood located east of the subject property on the north side of East Minnesota Street. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.
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.	It does not appear that the proposed Rezoning will adversely affect any other part of the City. The lower intensity residential use will generate lower traffic volumes and have a more minimal impact on stormwater drainage and sanitary sewer discharge than commercial development.
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.	East Minnesota Street is located along the north boundary of the requested Rezoning and is built to City design standards. The proposed Rezoning is not consistent with the higher density uses identified in the Mixed Use Commercial and Urban Neighborhood Future Land Use Plan designations. However, in conjunction with the associated Rezoning to Office Commercial District to the west, the Rezonings will serve as a transition from higher intensity uses around the intersection of Elk Vale Road and Minnesota Street and the existing single-family neighborhood to the east.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.2A	<b>Mix of Housing Types:</b> The Low Density Residential District II allows for both single-family and two-family dwellings.
	<b>A Vibrant, Livable Community</b>
LC-3.1E	<b>Buffers and Transitions:</b> The applicant has also submitted a Rezoning request to Office Commercial District for the land west of the subject property. The Office Commercial District will border the south side of the future extension of Marlin Drive and should mitigate some of the negative impacts of higher intensity commercial uses around the identified Community Activity Center at the intersection of Elk Vale Road and Minnesota Street.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-3.1A	<b>Pedestrian and Bicycle Networks:</b> New development in the area will be required to provide sidewalks at the time a Building Permit is issued. There is also sidewalk located along East Minnesota Street which is identified as a Minor Arterial Street on the City's Major Street Plan.

 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1F	<b>Transportation Standards and Plans:</b> The applicant will address water, sewer, and drainage through the platting of the property. In addition, the construction of streets and infrastructure will be to City design standards.
 <b>Economic Stability and Growth</b>	
EC-3.2D	<b>Residential Development in Existing Infrastructure and Service Areas:</b> Water and sewer service will be extended from East Minnesota Street. In addition, there is an existing drainage facility for the area that will accommodate drainage from the development.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	NA
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<b>Public Input Opportunities:</b> 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	Mixed Use Commercial and Urban Neighborhood
<b>Design Standards:</b>	
SDP – N1	<b>Mix of Housing Types:</b> The proposed Rezoning to Low Density Residential District II promotes a variety of housing types compatible with the existing established single-family neighborhood to the east.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Southeast Connector Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
SEC-AN1.1G	<b>Residential Growth:</b> The proposed Rezoning supports new residential development west of Reservoir Road.
SEC-NA1.1J	<b>Urban Services:</b> The Rezoning and associated platting of the property allows the extension of water and sewer services for new development.

Findings	
<p>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. In conjunction with the associated Rezoning request (File #15RZ009) to Office Commercial District and the associated Preliminary Subdivision Plan (File #15PL033) to create 43 residential lots, it appears that the requested Rezoning will serve as a transition from more intense uses to be located at the intersection of Elk Vale Road and Minnesota Street and the existing single-family neighborhood to the east. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved.	