



Rapid City Planning Commission

Rezoning Project Report

September 10, 2015

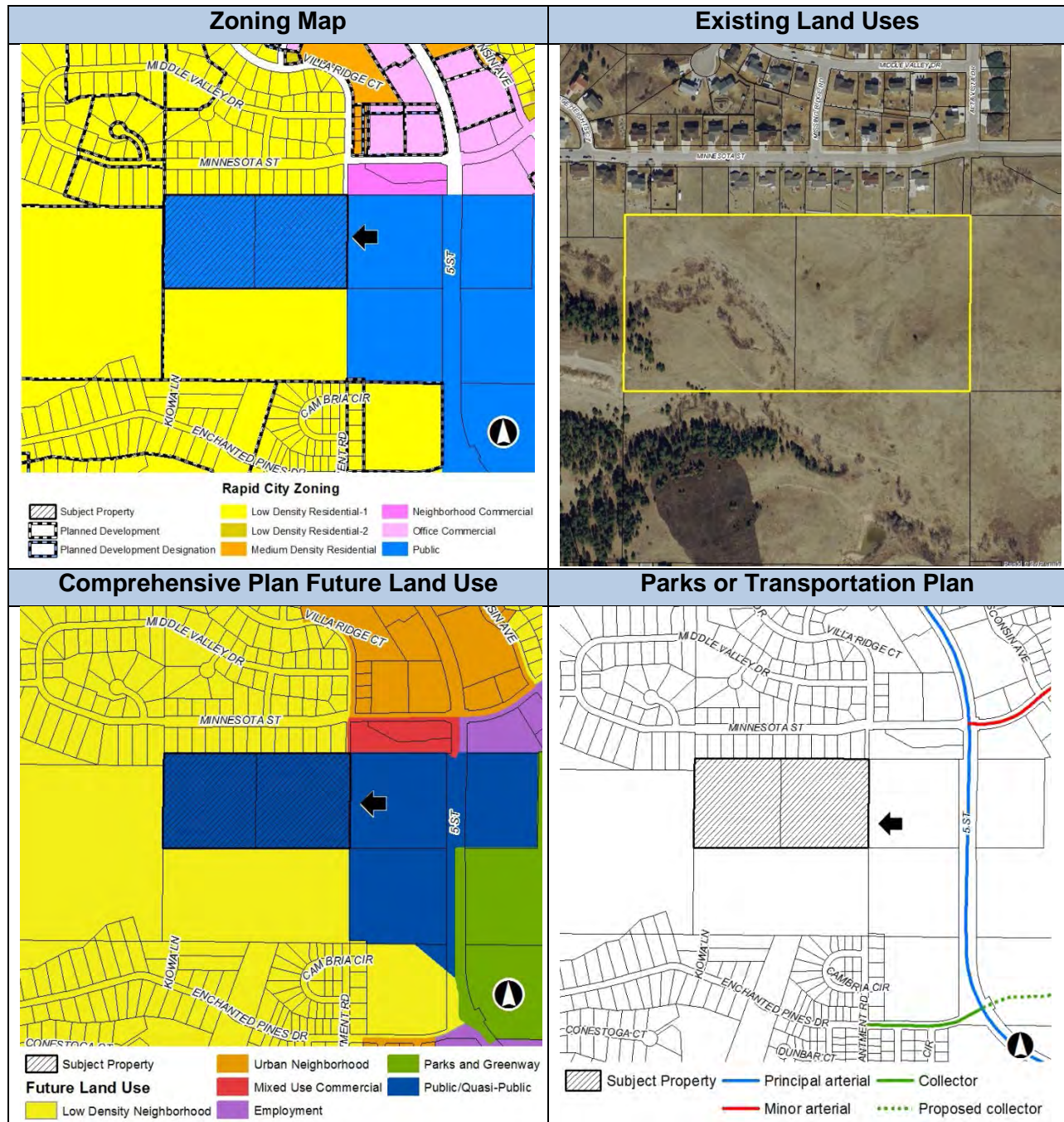
Applicant Request(s)
Case # 15RZ018; a request to rezone property from Public District to Low Density Residential District
Companion Case(s) #: N/A

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

Project Summary Brief	
The applicant has submitted a request to rezone approximately 20.0 acres of property from Public District to Low Density Residential District. A preliminary subdivision plan (File #15PL060) was approved by the City Council on August 17, 2015 to create a total of 71 residential lots. However, until recently the Rapid City Independent School District was the owner of the existing property and, as such, the property was zoned Public District. Now the School District has transferred the property to PLM Development, LLC, who has intentions of developing the property with single family residences. As such, the applicant has submitted this request to rezone the property to Low Density Residential District. Development Engineering Plans for the proposed subdivision have not been submitted as of this writing.	
Applicant Information	Development Review Team Contacts
Applicant: Pat Tlustos/ PLM Development, LLC	Planner: Robert Laroco
Property Owner: PLM Development, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southwest of the intersection of Minnesota Street and Alta Vista Drive
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Section 13, T1N, R7E
Land Area	20 acres (approximately 871,200 sq ft)
Existing Buildings	No structural development
Topography	Steep sloped canyons and ridges across the property.
Access	Via Minnesota Street to the north
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	Public	Public	No structural development
Adjacent North	LDR	LDN	Single family residences
Adjacent South	LDR	LDN	No structural development
Adjacent East	Public	Public	No structural development
Adjacent West	LDR/PD, LDR/PDD	LDN	No structural development










Relevant Case History			
Case/File#	Date	Request	Action
15PL060	8/17/2015	Preliminary Subdivision Plan to create 71 residential lots in the PLM Subdivision	City Council approved with stipulations.
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		6,500 sq ft	N/A
Lot Frontage		50 ft minimum	N/A
Maximum Building Heights		2 ½ stories, < 35 ft	N/A
Maximum Density		30% maximum	N/A
Minimum Building Setback:			
• Front		20 ft	N/A
• Rear		25 ft	N/A
• Side		8 ft/12 ft	N/A
• Street Side		20 ft	N/A
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands			N/A
Minimum Parking Requirements:			
• # of parking spaces		2.0/dwelling unit	N/A
• # 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 subject property was previously owned by the Rapid City Area School District and, as such, was zoned as Public District. The School District has since transferred the ownership of the properties to a private entity and, as such, the Public District is no longer the appropriate zoning district for the properties. The transfer of ownership from the School District to a private company represents changing conditions in the area which support the rezone.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The intent of the Public District is to allow for facilities which serve the general public that are operated by the United States of America, the state of South Dakota or any political subdivision which qualifies Facilities within the public district are generally not involved in commerce and frequently are sited with public safety and government efficiency in mind. The ownership of the properties has been transferred to a private entity and, as such, the Public District is no longer the appropriate zoning district for the property. The amendment is consistent with the intent and purpose of the ordinance.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall	It does not appear that the rezoning of these properties will result in an adverse effect on this or any other part of the City.

any direct or indirect adverse effects result from the amendment.	
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 Plans shows this property as appropriate for public use. However, upon transfer of the property, the School District has indicated that they no longer consider the property as vital to their future development plans. No other public entities have indicated that the property is necessary for development plans at a municipal, regional, state, or federal level. The applicant has indicated that the property will be developed with low density residential dwellings, which is consistent with the development and land use designations of surrounding property. It should be noted that the next update to the Future Land Use Map will incorporate changes based on City Council's zoning district changes. As such, a revision to the Future Land use Map is not required prior to action on this request.

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 proposed rezone encourages infill development by allowing development of the property with single family residences located within existing municipal boundaries.
	A Vibrant, Livable Community
LC-3.1D	<u>Compatible Infill and Redevelopment</u> : The propose rezone will allow for infill development of the property with single family residences in character with the single family residences located north and south of the subject property.
	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-3.2D	<u>Residential Development in Existing Infrastructure and Service Areas</u> : The requested rezone will allow for residential development within our existing urban service boundaries.

 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The requested rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there has been one inquiry into the requested rezone. The property owner did not indicate support or opposition to the request.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Public
Design Standards:	
N/A	As previously noted, the public land use designation on this property exists to ensure that the requirements of the Rapid City Area School District are accommodated. However, since the Rapid City Area School District no longer owns the property, the public land use designation is no longer appropriate.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1A	Residential Growth: The requested rezone is in support of the expansion and development of new residential neighborhoods within the existing City Limits.

The Development Review Team Recommends that the request to rezone the property from Public District to Low Density Residential District be approved for the following reasons:	
•	Transfer of the property from a public entity to a private entity has created conditions which necessitate the requested rezone.
•	The requested rezone is consistent with the intent of the Zoning Ordinance.
•	It does not appear that the requested rezone will result in adverse impacts on the surrounding neighborhood or the City in general.
•	The requested rezone will allow for infill development of single family residences on property located within the urban growth boundary and in character with the single family residences located in adjacent neighborhoods.
•	The rezoning request promotes the neighborhood goal of catalyzing residential growth in the U.S. Highway 16 neighborhood.

Staff recommends that the request to rezone property from Public District to Low Density Residential District be approved.
