



Rapid City Planning Commission

Rezoning Project Report

November 25, 2015

Applicant Request(s)
Case # 15RZ021 – Rezoning from General Agricultural District to Low Density Residential District I
Companion Case(s) NA

Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Low Density Residential District I for a parcel of land approximately 2.56 acres in size. The lot does not meet the minimum 20 acre lot size requirement for a single-family dwelling in the General Agricultural District. The Low Density Residential District I allows for single-family dwellings with a minimum lot size of 6,500 square feet. This lot was originally considered a part of the golf course at Red Rock Estates but was never developed as such. Subsequently, the applicant is proposing to Rezone the lot to allow for a single-family dwelling to be constructed on the lot.

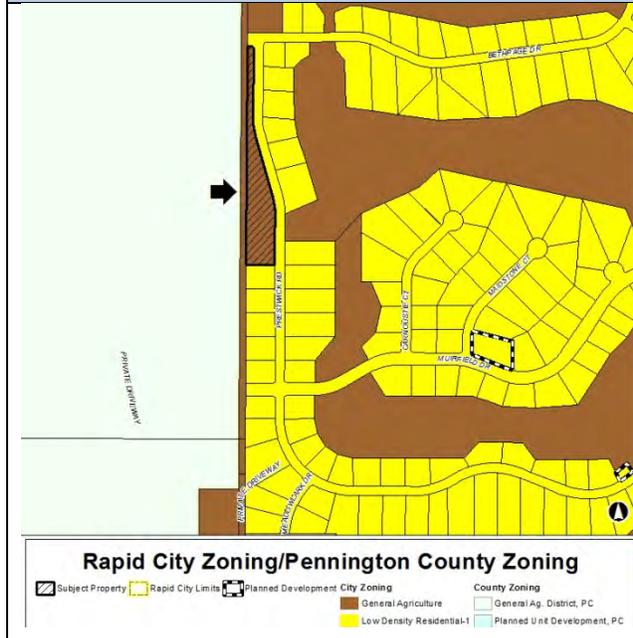
Applicant Information	Development Review Team Contacts
Applicant: Renner and Associates, LLC	Planner: Fletcher Lacock
Property Owner: Cassandra M. Ward	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: Renner and Associates, LLC	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southwest of the intersection of Prestwick Road and Bethpage Drive
Neighborhood	Sheridan Lake Road
Subdivision	Red Rock Estates
Land Area	2.56 acres (111,514 square feet)
Existing Buildings	Void of structural development
Topography	Approximately 285 feet north of the south property line is a drainage culvert. The topography of the property slopes toward the culvert which drains to the west. This limits the potential development of the property. However, an adequate buildable envelope is possible south of the culvert.
Access	Prestwick Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Overlap – Black Hills Electric Cooperative and Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN	Void of structural development
Adjacent North	GA	LDN	Void of structural development
Adjacent South	LDR-I	LDN	Single-family dwellings
Adjacent East	LDR-I	LDN	Single-family dwellings
Adjacent West	GA	LDN	Void of structural development

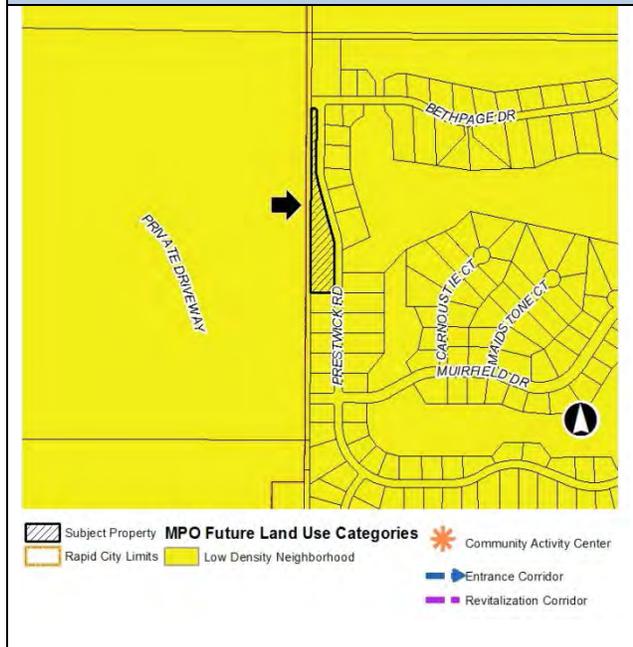
Zoning Map



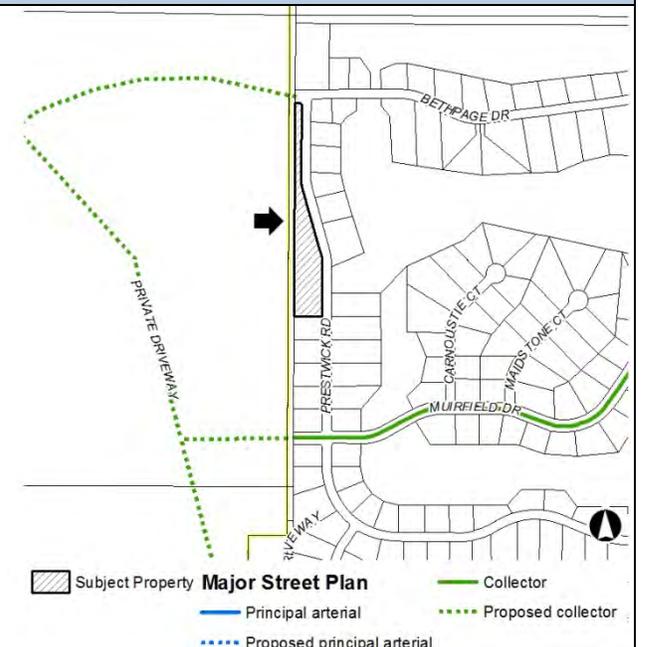
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
07RZ027	6/4/2007	Rezoning from LDR to GA	City Council approved
Relevant Zoning District Regulations			
Low Density Residential District I	Required	Proposed	
Lot Area	6,500 square feet	111,514 square feet	
Lot Frontage / Lot Width	Minimum 50 feet at the front building line	Approximately 1,240 feet	
Maximum Building Heights	2.5 stories, 35 feet	None proposed	
Maximum Density	30%	None proposed	
Minimum Building Setback:			
• Front	20 feet	None proposed	
• Rear	25 feet to primary structure / 5 feet to accessory structures	None proposed	
• Side	8 feet	None proposed	
• Street Side	20 feet	None proposed	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	None proposed	
• # of ADA spaces	N/A	None proposed	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

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.	On June 4, 2007, the City Council approved a Rezoning request to change the zoning designation of the subject property from Low Density Residential District I to General Agricultural District to enable the use of the property for the golf course. A golf course is not a permitted use in the Low Density Residential District I. The current Rezoning request is to return the property to Low Density Residential District I for development with a single-family dwelling. The Future Land Use designation of the property is Low Density Neighborhood. The applicant should be aware that there is an existing drainage culvert on the property. There is still a buildable envelope on the property south of the culvert.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Low Density Neighborhood. Adjacent properties to the east and south are zoned Low Density Residential District I and are developed with single-family dwellings. The proposed Rezoning to Low Density Residential District I is consistent

	with the Comprehensive Plan and maximizes the use of existing infrastructure.
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 proposed Rezoning is consistent with the adopted Comprehensive Plan and maximizes the existing streets and infrastructure. It does not appear that the proposed amendment will 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 future land use designation of the property is Low Density Neighborhood. The proposed Rezoning to Low Density Residential District is consistent with the Comprehensive Plan and maximizes use of existing infrastructure. The property is accessed from Prestwick Road which is a local street. The applicant should be aware that there is an existing drainage culvert located approximately 285 feet north of the southern property line. There is a buildable envelope south of the culvert.

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	Compact Growth: The requested Rezoning promotes infill development with access to City utilities and paved streets. The applicant should be aware that the existing drainage culvert limits the buildable area on the property.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Access to the property is from Prestwick Road which is a local street and is built to City design standards.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	The proposed Rezoning requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N6	Residential Infill and Redevelopment: The requested Rezoning promotes infill residential development along paved street with access to City utilities.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road
Neighborhood Goal/Policy:	
SLR-NA1.1B	Residential Growth: The Rezoning request from General Agricultural District to Low Density Residential District I promotes the development of residential property to maximize existing utilities and streets.

Findings

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. The future land use designation of the property is Low Density Neighborhood which identifies single-family dwellings as a primary use. The proposed Rezoning maximizes the use of existing infrastructure. The applicant should be aware that there is an existing drainage culvert on the property which will limit the buildable area. However, there is a buildable envelope located south of the culvert.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.