



# Rapid City Planning Commission

## Rezoning Project Report

March 10, 2016

Applicant Request(s)
Case # 16RZ002; a request to rezone property from General Agriculture District to Low Density Residential II District

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

Project Summary Brief
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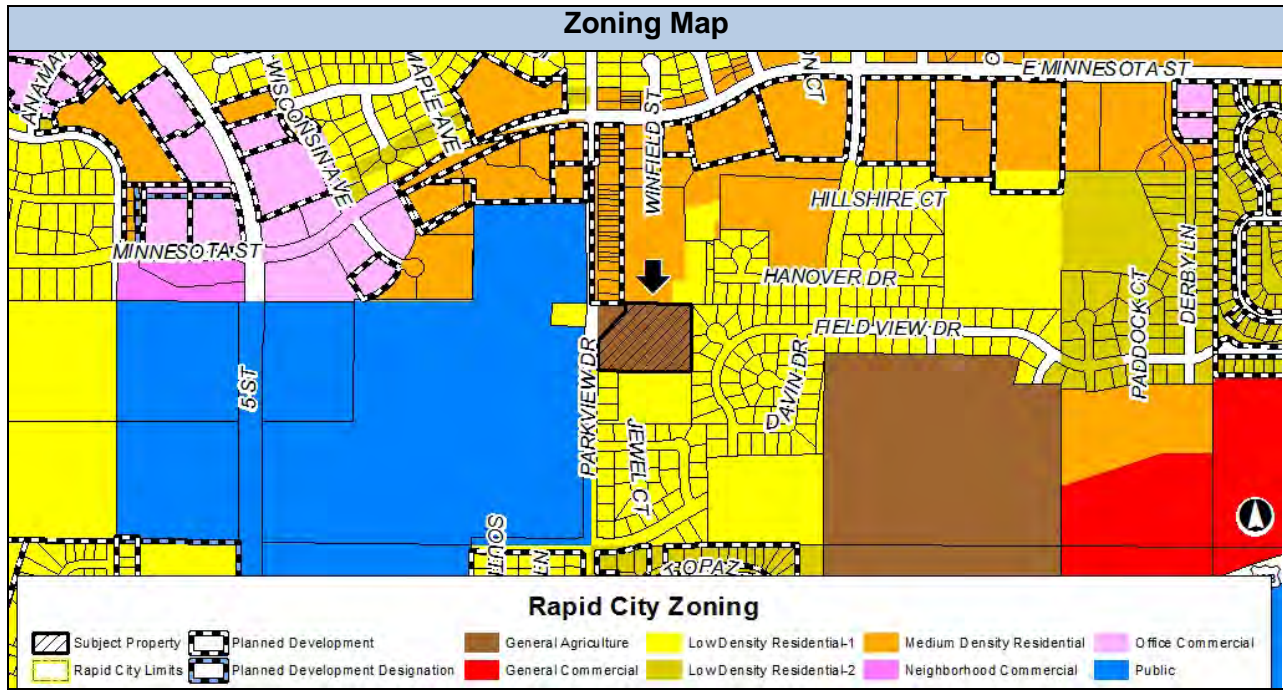
The applicant has submitted a request to rezone approximately 4.22 acres of property from General Agriculture District to Low Density Residential II District. The applicant has indicated their intent to submit a Minor Plat application following approval of this rezone request to create three residential lots. The Minor Plat will include two 0.19 acre townhome lots, and one 3.84 acre single-family residential lot. The townhomes require a minimum zoning designation of Low Density Residential II District. The remaining 3.84 acre property is currently developed with a single family residence. However, a minimum 20-acre lot is required for a platted lot zoned General Agriculture District and developed with a residential use. As such, the applicant is requesting this rezone from General Agriculture District to Low Density Residential II District for the entire 4.22 acre parcel. The applicant should note that prior to development of additional residential development on any portion of the subject property, the property must be subdivided.

Applicant Information	Development Review Team Contacts
Applicant: Scott and Janice Zandstra	Planner: Robert Laroco
Property Owner: Scott and Janice Zandstra	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Sperlich Consulting, Inc.	School District: Janet Kaiser
Surveyor: Sperlich Consulting, Inc.	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

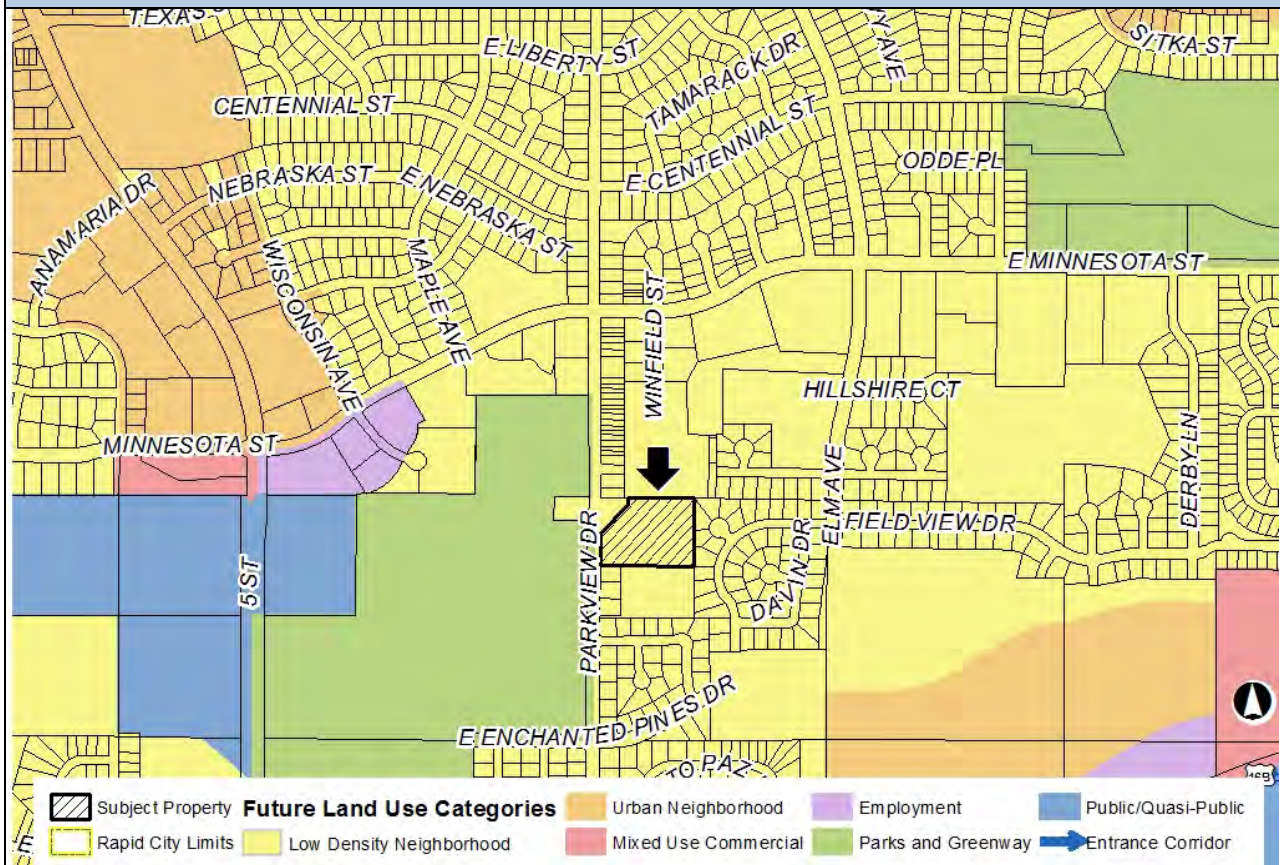
Subject Property Information	
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Address/Location	Approximately 500 feet north of the intersection of Gemstone Drive and Parkview Drive
Neighborhood	South Robbinsdale Neighborhood
Subdivision	Section 18, T1N, R8E, proposed SZ Estates
Land Area	4.22 acres, approximately 183,824 sq ft.
Existing Buildings	Existing single family residence and accessory structures
Topography	Level
Access	Parkview Drive
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

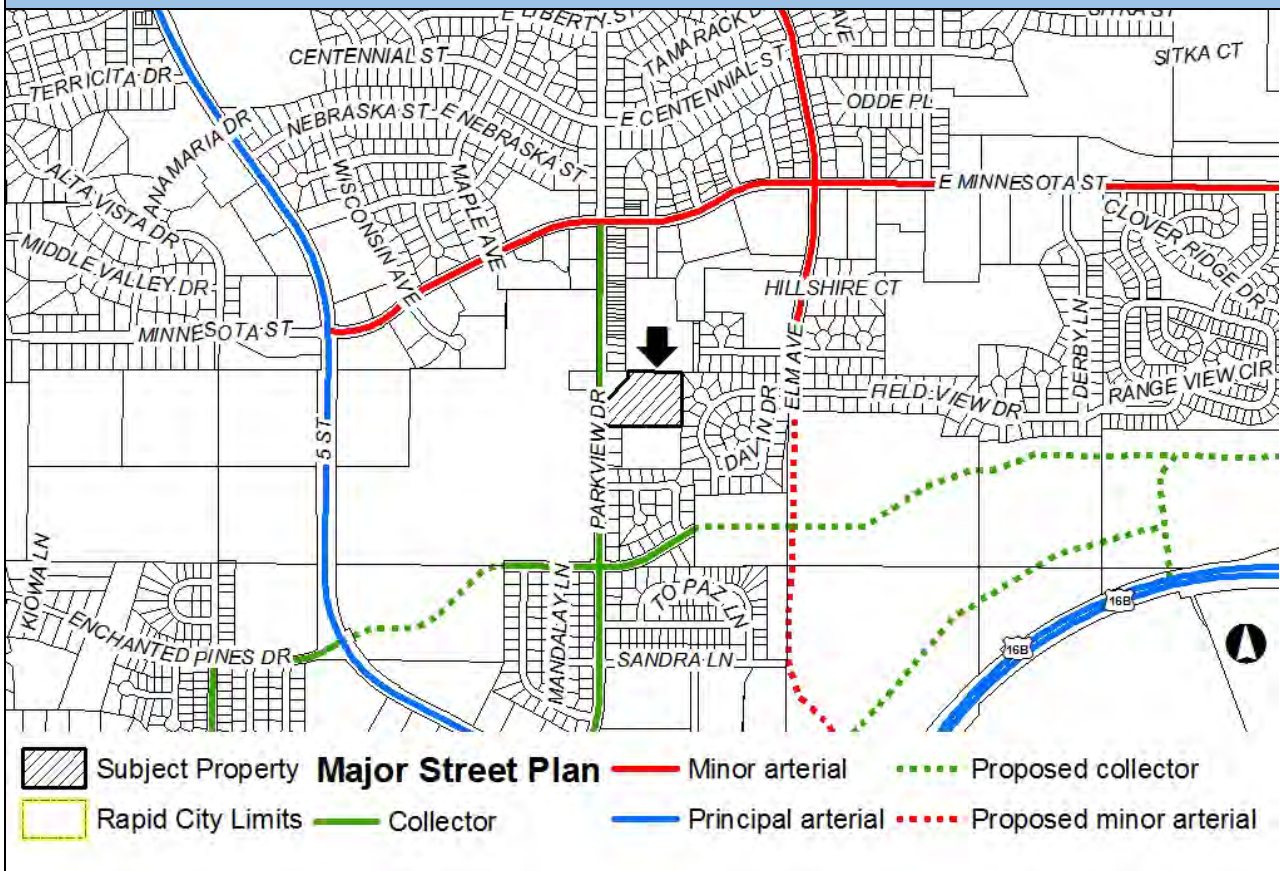
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	LDN	Single family residence and accessory structures
Adjacent North	MDR, MDR/PD	LDN	Townhomes, undeveloped
Adjacent South	LDR	LDN	Single family residences
Adjacent East	LDR	LDN	Single family residences
Adjacent West	LDR, Public	PG	Single family residence, Rapid City Area School District athletic complex



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan







Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Low Density Residential II District	Required	Proposed	
Lot Area	6,500 sq ft-single family, 4,000 sq ft-townhomes	Minimum 0.19 acres, approximately 8,277 sq ft	
Lot Frontage	Minimum 25 ft along a public street, minimum 50 feet at the front building line	Minimum 55 ft.	
Maximum Building Heights	2 ½ stories, 35 ft.	None identified	
Maximum Density	40%- townhomes 30% single family residences	None identified	
Minimum Building Setback:			
• Front	25 ft	45.7 ft	
• Rear	25 ft	29.3 ft	
• Side	8'-single story 12' two stories or more	Minimum 16' north, Minimum 17.7' south	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2/Unit	None identified	
• # 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 General Agriculture District generally serves as a holding zone for property located on the fringes of the City that will be undergoing subdivision and/or development in the near-term future. The existing property is an unplatted balance, left over from previous platting procedures. The applicant is now proposing to subdivide to create three lots, comprised of 2 townhome lots and one lot for an existing single family residence. Neither the proposed townhome lots nor the existing single family residence are permitted in the General Agriculture District as currently designed. As such, the applicant is proposing to rezone the property. The continued subdivision and development of the area present changing conditions which necessitate this rezone.
2. The proposed amendments	The Low Density Residential-II District is intended to

shall be consistent with the intent and purposes of this title.	provide low density residential development consisting of single-family, detached residences and townhomes. The applicant is proposing to develop a portion of the property with two townhome units, with the balance of the property remaining part of the lot of the existing single-family residence. The proposed amendment is consistent with the intent and purpose of this title.
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 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 proposed amendment is to allow future subdivision of the property with two townhome units. The anticipated townhomes will have direct access onto Parkview Drive, a identified Collector Street on the City's Major Street Plan. Rapid City water and sewer are currently located in Parkview Drive and are capable of servicing future residential development of the property. The Future Land Use Map shows the property as appropriate for low density residential development. The Low Density Residential-II District is appropriate zoning for the Low Density Neighborhood designation. The proposed amendment is consistent with the development plans for 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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.2A	<u>Mix of Housing Types</u> : The requested rezone will allow for development of a wider mix of residential housing within an area designated for low density residential development.
	<b>A Vibrant, Livable Community</b>
LC-3.1A	<u>Retain and Enhance Existing Housing Stock</u> : The requested rezone will allow retention of an existing single family residence while simultaneously encouraging development of additional low density housing stock in an existing residential neighborhood.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A

 <b>Economic Stability and Growth</b>	
EC-1.2A	<u>Housing Stock</u> : The requested rezone will encourage development of additional unique housing opportunities.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
N/A	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<u>Public Input Opportunities</u> : The requested rezone requires notification of surrounding property owners within 250 feet of the 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
<b>Future Land Use Plan Designation(s):</b>	Low Density Neighborhood
<b>Design Standards:</b>	
SDP-N1	<u>Mix of Housing Types</u> : The proposed rezone will encourage integration of distinct housing types at the block level (i.e., single-family detached and townhomes).

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	South Robbinsdale Neighborhood
<b>Neighborhood Goal/Policy:</b>	
SR-NA1.1A	<u>Residential Growth</u> : The requested rezone will support the expansion and development of new residential opportunities.

<b>The Development Review Team recommends that the request to rezone the property from General Agriculture District to Low Density Residential II District be approved for the following reasons:</b>	
•	The applicant has requested to rezone property from General Agriculture District to Low Density Residential-II District. The Low Density Residential-II District allows for single-family detached and attached(townhome) residential 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-II District is considered an appropriate zoning district for property designated for low density neighborhood development.

<b>Staff recommends that the request to rezone property from General Agriculture District to Low Density Residential II District be approved.</b>
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