



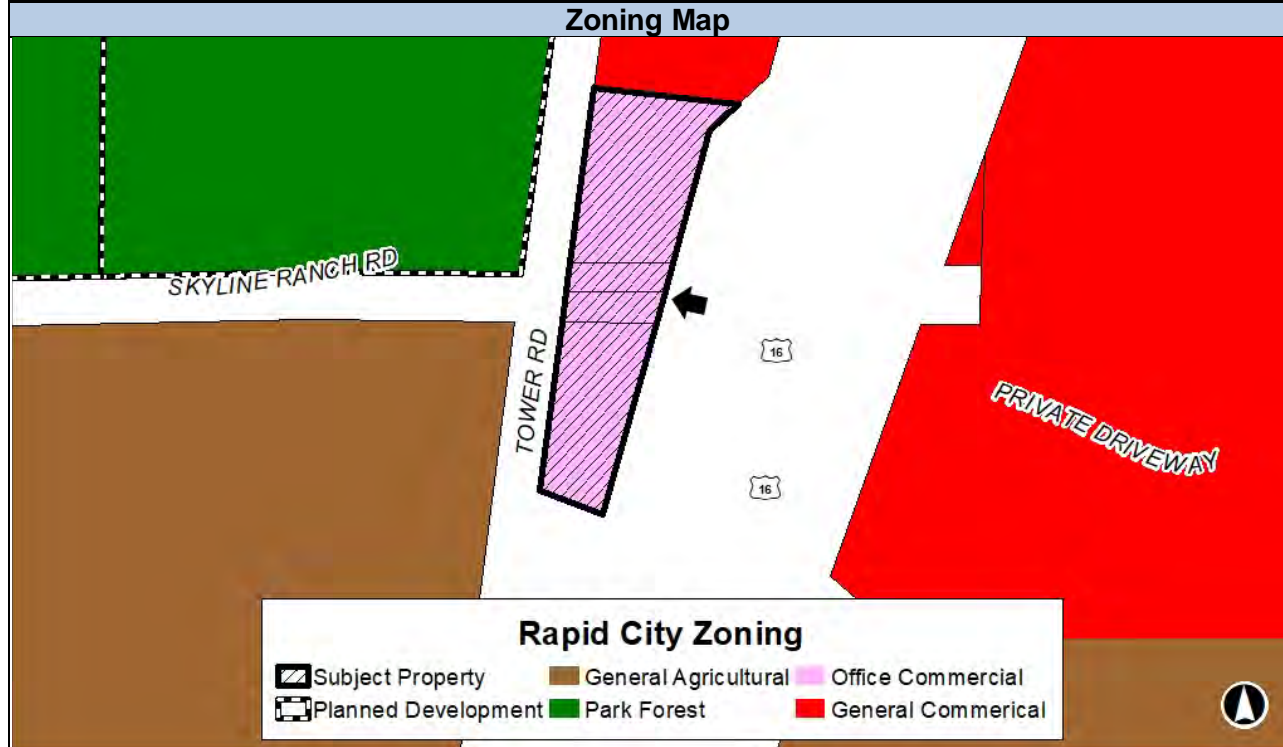
# Rapid City Planning Commission

## Rezoning Project Report

April 23, 2020

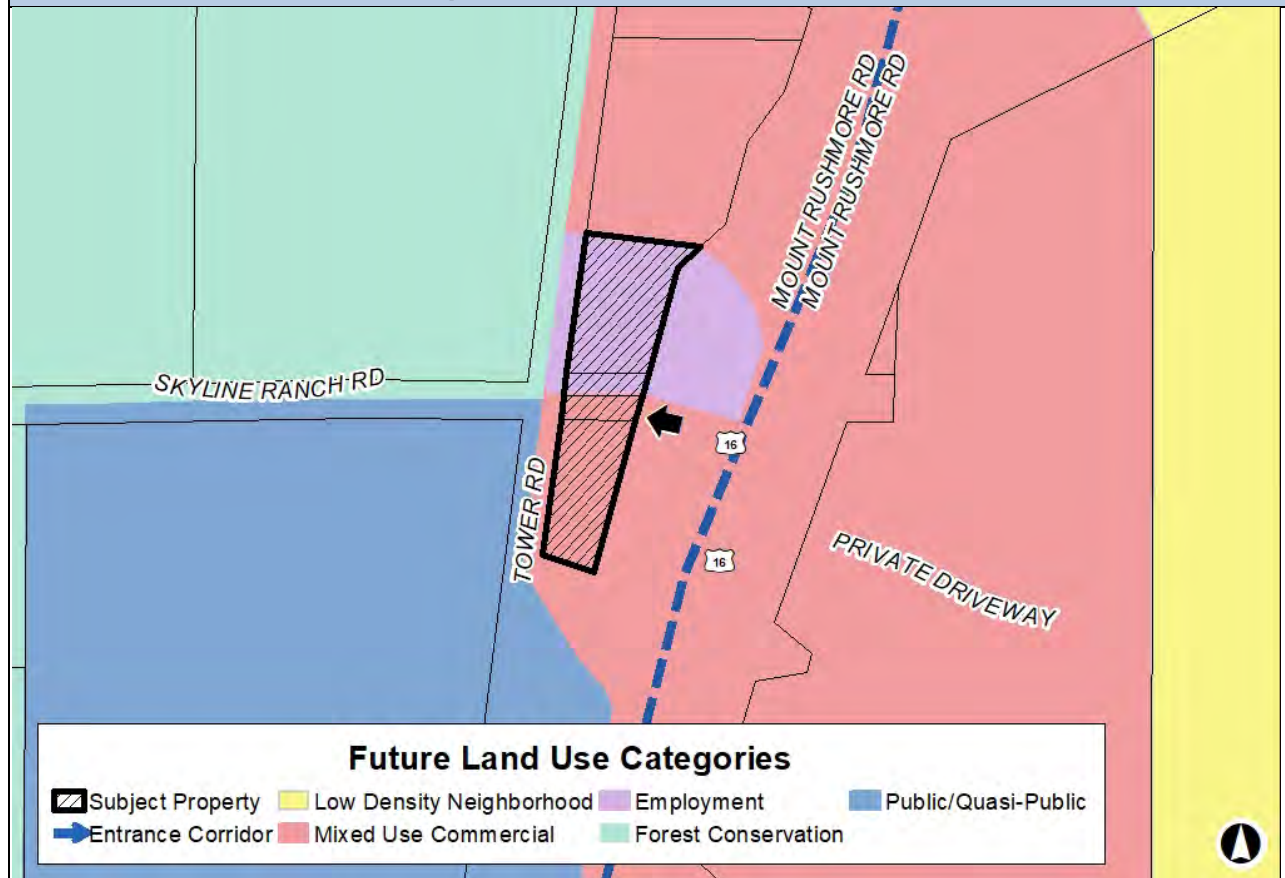
Item #11	
Applicant Request(s)	
Case #20RZ009 – Rezoning request from Office Commercial District to Low Density Residential District	
Companion Case(s) #19OA006 – Ordinance Amendment to amend Chapter 17.40 of the Rapid City Municipal Code to revise permitted and conditional uses in the Office Commercial District	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request.	
Project Summary Brief	
<p>The City is initiating this Rezoning request in association with an Ordinance Amendment (File #19OA006) to revise the permitted and conditional uses in the Office Commercial District. There are nine additional Rezoning requests associated with the Ordinance Amendment on this Planning Commission agenda. The revisions to the Zoning Ordinance include removing single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. The two subject properties located in the Omeara Subdivision are currently zoned Office Commercial District and are developed with single-family dwellings. This Rezoning request will ensure that the existing dwellings continue to comply with the Zoning Ordinance.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: O'Meara	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	4084 and 4282 Tower Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Omeara Addition
Land Area	1.92 acres
Existing Buildings	Two single-family dwellings
Topography	Relatively level
Access	Tower Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC	EC and MUC – Entrance Corridor	Two single-family dwellings
Adjacent North	GC	MUC - Entrance Corridor	Motel
Adjacent South	GA	P - Entrance Corridor	Cemetery
Adjacent East	GC	MUC - Entrance Corridor	Travel park
Adjacent West	PF-PD and GA	FC and P	Single-family dwelling

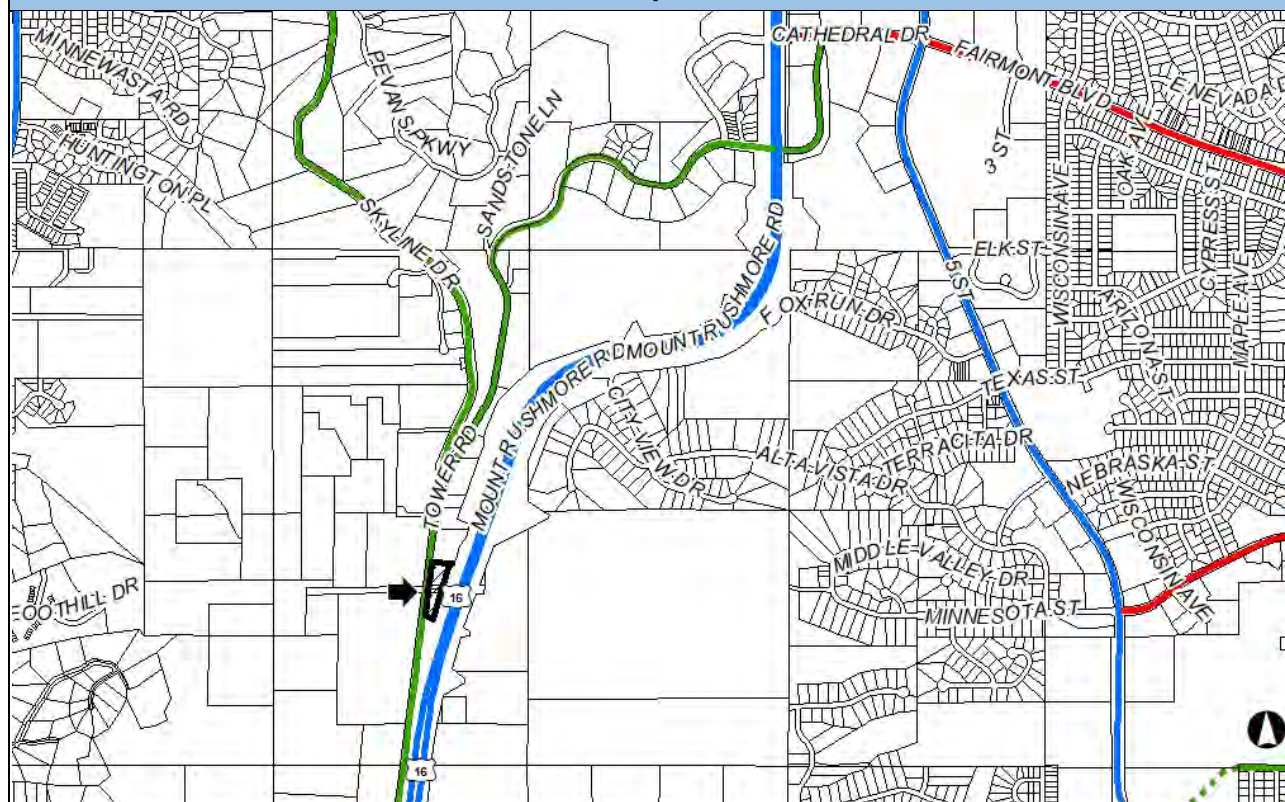




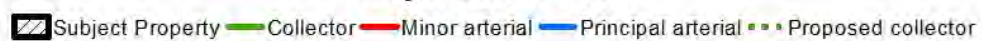
## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan








Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	43,125 sf / 40,510 sf	
Lot Frontage / Lot Width	25 feet	Approximately 1,200 feet	
Maximum Building Heights	2½ stories or 35 feet	Existing development	
Maximum Density	30%	Existing development	
Minimum Building Setback:			
• Front	25 feet	Existing development	
• Rear	25 feet	Existing development	
• Side	12 feet	Existing development	
• Street Side	25 feet	Existing development	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	4	4	
• # of ADA spaces	N/A	N/A	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	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 properties are zoned Office Commercial District. Currently, the Office Commercial District allows any permitted or conditional use in the Medium Density Residential District. An associated Ordinance Amendment will revise the Office Commercial District to remove single-family dwellings, two-unit townhomes, and duplexes as permitted uses. To ensure that the subject properties continue to comply with the Zoning Ordinance, the City is initiating this Rezoning request.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	<p>The Future Land Use Plan designations of the properties are Mixed-Use Commercial and Employment Center. The properties are currently developed with single-family dwellings. This Rezoning request will ensure that the existing dwellings continue to comply with the Zoning Ordinance.</p> <p>Please note that the City will not initiate a Comprehensive Plan Amendment to change the Future Land Use Plan because the properties are located in a Mixed-Use Commercial Corridor adjacent to an Entrance Corridor and a Principal Arterial Street as shown on the City's Major Street Plan. Any future redevelopment of the area should be in line with uses appropriate within a Mixed-Use Commercial designation</p>

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 properties are currently developed with single-family dwellings. It does not appear that the proposed amendment will have an adverse effect.
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.	<p>The City is initiating an Ordinance Amendment and associated Rezoning requests to ensure that existing single-family, townhome, and duplex development located in the Office Commercial District continues to comply with the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District.</p> <p>As previously noted, the City will not initiate a Comprehensive Plan Amendment to change the Future Land Use Plan because the properties are located in a Mixed-Use Commercial Corridor adjacent to an Entrance Corridor and a Principal Arterial Street as shown on the City's Major Street Plan. Any future redevelopment of the area should be in line with uses appropriate within a Mixed-Use Commercial designation</p>

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>
<b>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>

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.1B	Future Land Use Flexibility: The properties are developed with single-family dwellings. To ensure that the subject properties continue to comply with the Zoning Ordinance, the City is initiating this Rezoning request.
	<b>A Vibrant, Livable Community</b>
LC-3.1A	Retain and Enhance Existing Housing Stock: The proposed Rezoning request will ensure that the existing residential development continues to comply with the Zoning Ordinance.
LC-5.2B	Reduce Barriers: An associated Ordinance Amendment will remove single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. The proposed Rezoning requests will ensure that existing low intensity residential development continues to comply with the Zoning Ordinance.
	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A



## Responsive, Accessible, and Effective Governance

GOV-2.1A	The proposed Rezoning request requires that public notice be advertised 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

<b>Future Land Use Plan Designation(s):</b>	Employment Center / Mixed-Use Commercial / Entrance Corridor
<b>Design Standards:</b>	
N/A	The proposed Rezoning request will ensure that the existing residential development continues to comply with the Zoning Ordinance.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	U.S. Highway 16 Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	The City is initiating an Ordinance Amendment and associated Rezoning requests to ensure that existing single-family, townhome, and duplex development located in the Office Commercial District continues to comply with the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District.

<b>Findings</b>
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. This Rezoning request is being initiated by the City to ensure that existing single-family, townhome, and duplex development located in the Office Commercial District continues to comply with the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District.

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