



# Rapid City Planning Commission

## Comprehensive Plan Amendment Project Report

June 7, 2018

Applicant Request(s)	Item #3
Case # 18CA001 – Comprehensive Plan Amendment to change the future land use from Mixed-Use Commercial to Urban Neighborhood.	
Companion Case(s) #18RZ015 – Rezoning from General Commercial District to Medium Density Residential District; #18PD019 – Initial Planned Development Overlay to allow an apartment complex	

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

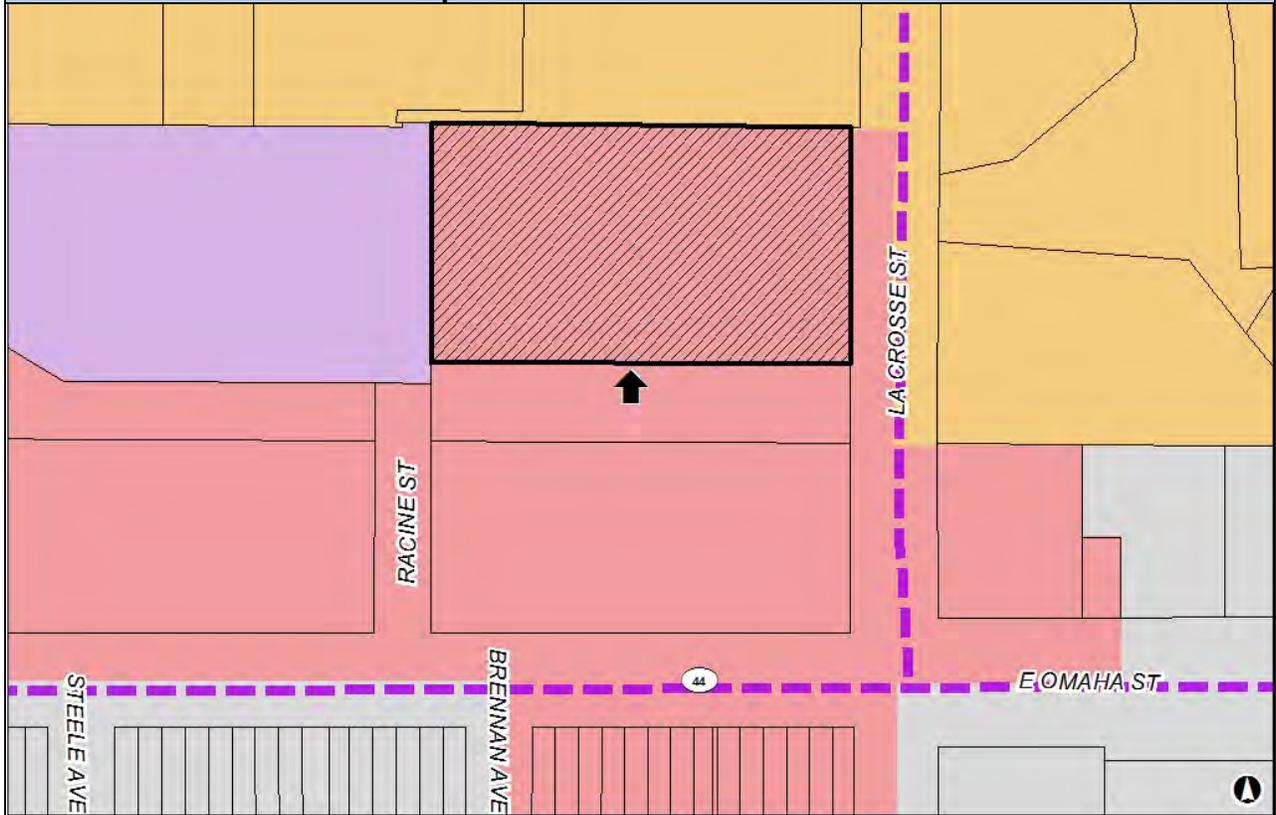
Project Summary Brief
The applicant has submitted an Amendment to the Comprehensive Plan to change the future land use designation from Mixed Use Commercial to Urban Neighborhood. The applicant has also submitted a rezoning request (#18RZ015) from General Commercial District to Medium Density Residential District and an Initial Planned Development Overlay (#18PD019) to allow an apartment complex. Currently, the property is void of any structural development.

Applicant Information	Development Review Team Contacts
Applicant: Mollers Limited Partnership	Planner: Kelly Brennan
Property Owner: Mollers Limited Partnership	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 300 feet north of the intersection of La Crosse Street and East Omaha Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Eastbrooke Subdivision
Land Area	2.52 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Racine Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain

Subject Property and Adjacent Property Designations			
	Comprehensive Plan	Existing Land Use(s)	Existing Zoning
Subject Property	MUC – Revitalization Corridor	Void of structural development	GC - PD
Adjacent North	UN – Revitalization Corridor	Apartments	MDR
Adjacent South	MUC – Revitalization Corridor	Void of structural development	GC
Adjacent East	UN – Revitalization Corridor	Drainage	MDR
Adjacent West	EC	Wellfully – Wellspring, Inc	GC - PD

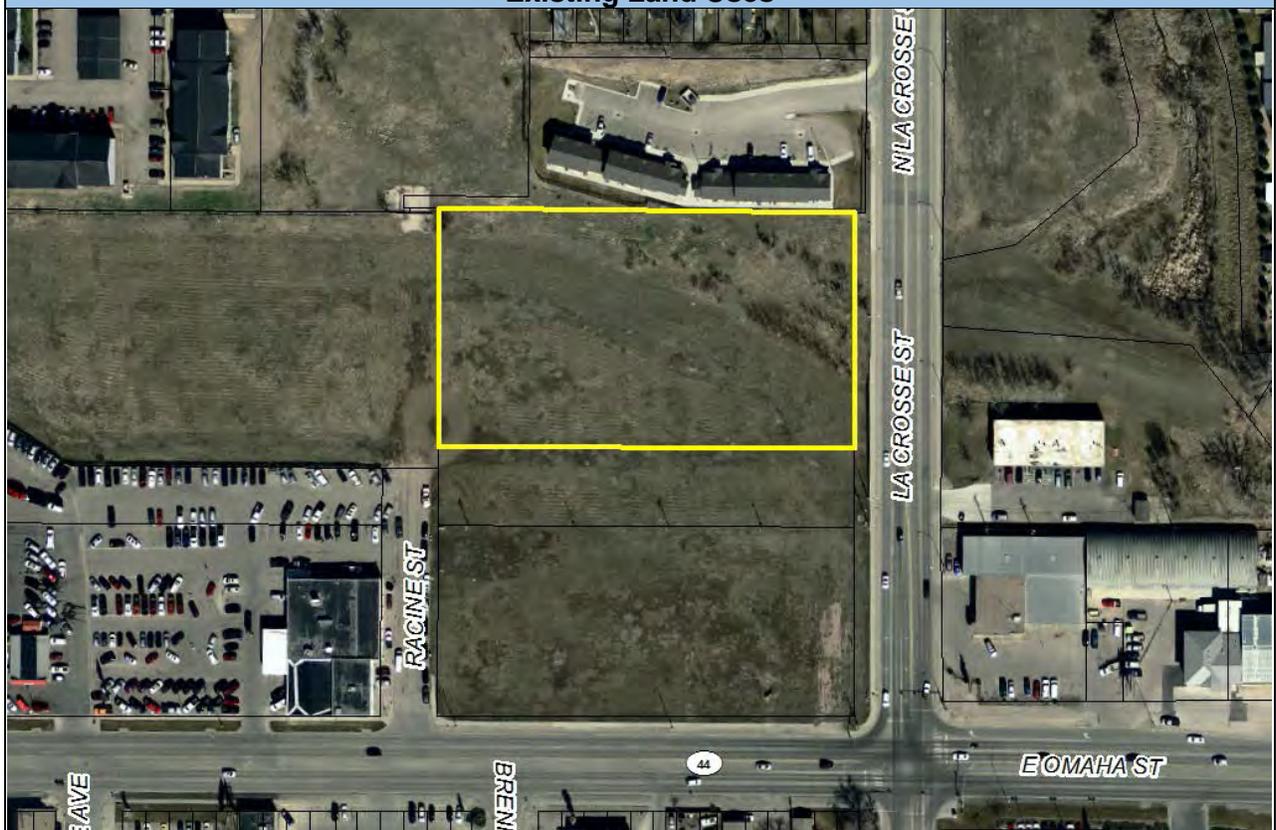
### Comprehensive Plan Future Land Use



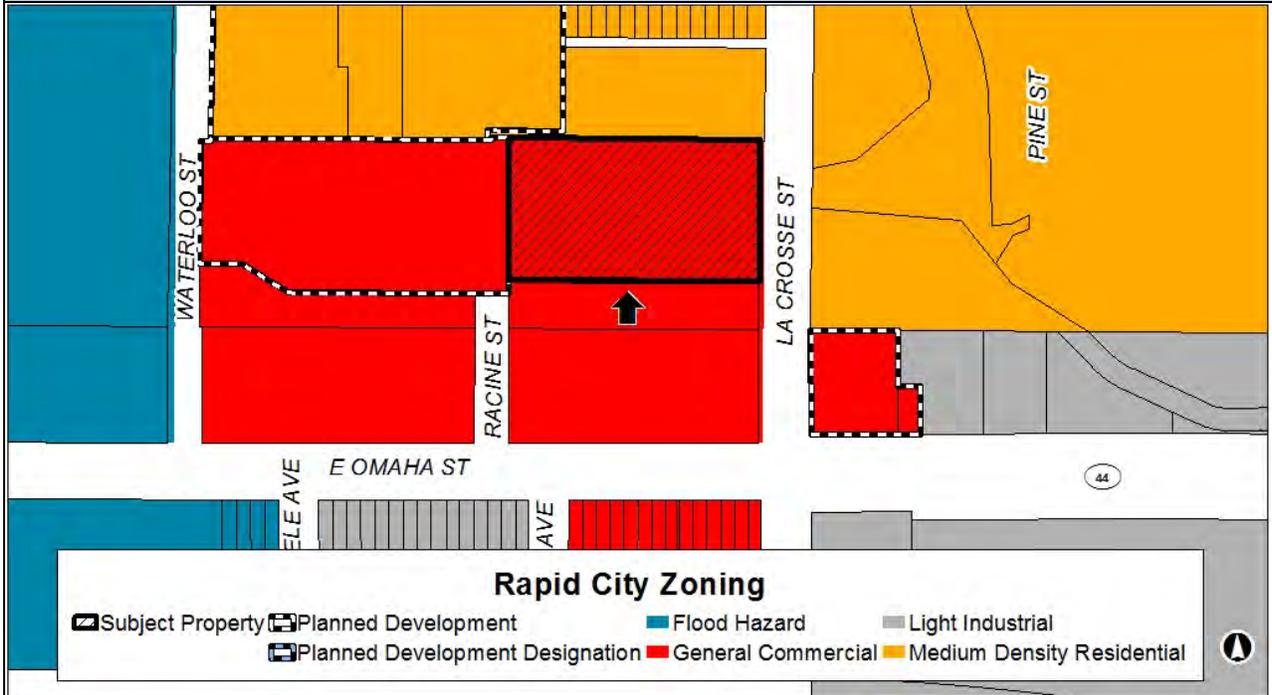
### Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Employment
- Revitalization Corridor
- Mixed Use Commercial
- Light Industrial

### Existing Land Uses



### Zoning Map



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
14PD037	0/08/2015	Final Planned Development Overlay to allow a Commercial Development with On-Sale Liquor Establishments	Planning Commission approved with stipulations
10PD045	09/29/2010	Planned Development Designation	Staff approved
10RZ034	06/21/2010	Rezoning from Medium Density Residential District to General Commercial District	City Council approved
10CA014	06/21/2010	Comprehensive Plan amendment to change the future land use designation from Mobile Home District to General Commercial with a Planned Commercial Development	City Council approved
10CA013	06/21/2010	Comprehensive Plan amendment to change the future land use designation from Medium Density Residential District to General Commercial with a Planned Commercial Development	City Council approved

Comprehensive Plan Conformance – Growth and Reinvestment Chapter				
Future Land Use Plan Designation:		Neighborhood:		
Urban Neighborhood		North Rapid		
Range of Density/Size	Uses	Characteristics	Location	Zone Districts
<p><b>Residential:</b> Typically greater than 8 dwelling units per acre; with higher densities in some locations.</p> <p><b>Non-residential:</b> Typical floor area ratios (FARs) of between 0.5 and 1.</p>	<p><b>Primary:</b> A range of medium to high-density housing types, such as townhomes, apartments, small lot single-family, duplexes, patio homes, assisted living centers, and live-work units.</p> <p><b>Secondary:</b> Neighborhood-serving retail and services such as small markets, restaurants, drugstores, smaller specialty shops, health services, professional offices, and civic uses.</p>	<ul style="list-style-type: none"> <li>▪ Designed to create opportunities for a mix of housing options and densities.</li> <li>▪ Intended to promote self-supporting neighborhoods which contain housing predominantly (with a mix of types and intensities), but that also include parks, recreation facilities, schools, and/or community gathering places.</li> </ul>	<p>Characteristic of many of the City's core area neighborhoods. Appropriate where infill and redevelopment is encouraged, as well as on larger vacant parcels within the urbanized area where larger scale planning is possible.</p>	<p>MDR, MHR, HDR</p>

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	North Rapid
<b>Neighborhood Goal/Policy:</b>	Goal NR-NA1.1A Residential Neighborhoods – Encourage reinvestment and promote targeted infill development redevelopment to add vitality to the area’s established neighborhoods. Support the development of new residential neighborhoods that increase the variety of housing options. Goal NR-NA1.1A Reinvestment Areas – Emphasize reinvestment and redevelopment in and near the Northgate Community Activity Center, and along the area’s Reinvestment Corridors (East North Street, East Omaha Street, Campbell Street, and La Crosse Street).

**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 -1.2A	Prioritize and encourage infill development in close-in areas that have been skipped over due to property constraints, ownership patterns, or other reasons, as a means to maximize infrastructure investments and add vibrancy to existing areas. High priority areas for infill development include any vacant or undeveloped properties located within Regional and Community Activity Centers. The proposed location for Comprehensive Plan Amendment is currently vacant.
 <b>A Vibrant, Livable Community</b>	
LC-2.1A	Support residential development within the Urban Services Boundary in areas that maximize available infrastructure and community amenities. The proposed Comprehensive Plan Amendment will encourage a Medium Density Residential zoning designation that is being proposed in conjunction with file #18RZ015.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-3.1C	Support a wide variety of public and private recreational offerings to satisfy the needs and demands of all ages and abilities of Rapid City’s residents. The Rapid City Swim Center and Roosevelt park Ice Arena are in the nearby vicinity of the proposed Comprehensive Plan Amendment area. This location supports residential recreational and active lifestyles.
 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	The adjacent streets have been constructed in compliance with the Infrastructure Design Criteria Manual and pursuant to the Major Street Plan. This ensures that an efficient roadway network is in place to support the transportation needs of the area as it continues to develop.
 <b>Economic Stability and Growth</b>	
EC-1.2A	Maintain diverse and attractive housing options close to employment areas. Support the development of workforce and affordable housing, encourage the development of a diverse set of housing types, and encourage new residential development infill and redevelopment near major employment centers.



### Outstanding Recreational and Cultural Opportunities

N/A



### Responsive, Accessible, and Effective Governance

GOV-2.1.A	The proposed Comprehensive Plan Amendment 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 Comprehensive Plan amendment will go 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.
-----------	--

### Planning Commission Criteria and Findings for Approval or Denial

<b>Pursuant to Section 2.60.160.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Comprehensive Plan Amendment:</b>	
<b>Criteria</b>	<b>Findings</b>
1. Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.	One of the goals of the Future Land Use Plan is to encourage compact growth and infill development within and adjacent to established city limits. The proposed change from Mixed Use Commercial to Urban Neighborhood will encourage infill development and utilization of existing infrastructure including street access and proper water and sewer systems. The proposed change appears to be consistent with the intent of the Comprehensive Plan.
2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.	The property is currently zoned General Commercial District. An application to change the zoning from General Commercial District to Medium Density Residential District (#18RZ015) has been submitted in conjunction with this application. Staff has not identified any major changes to conditions within the surrounding neighborhood.
3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.	The property is located near areas that support medium density residential uses. Urban Neighborhood Land Use supports a range of medium to high-density housing types such as townhomes and apartments and is an appropriate land use in areas where infill and redevelopment is encouraged. By amending the Future Land Use on this property from Mixed Use Commercial to Urban Neighborhood, the property will complement the existing Urban Neighborhood Land Use to the north.
4. Whether and the extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.	The subject property is served by City water and sewer and is located near the intersection of Omaha Street and La Crosse Street, which are classified as principal arterials on the Major Street Plan. The proposed amendment does not appear to result in any significant detrimental effects on the adjacent transportation and services network.
5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.	The proposed amendment will add to the nearby existing medium density residential uses to the north, while being sufficiently buffered from the General Commercial District to the south, resulting in a logical and orderly development pattern.
6. Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.	Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or in the City.

**The Development Review Team Recommends that the request to amend the Comprehensive Plan to change the Future Land Use Designation of the property from Mixed Use Commercial to Urban Neighborhood be approved for the following reasons:**

- The proposed Comprehensive Plan Amendment conforms with the six review criteria established in Section 2.60.160(D)

**Staff recommends approving the request to amend the Comprehensive Plan to change the Future Land Use Designation of the property from Mixed Use Commercial to Urban Neighborhood.**