

# Rapid City Planning Commission

## Rezoning Project Report

### August 9, 2018

<b>Item #2</b>
<b>Applicant Request(s)</b>
Case #18RZ021 – Rezoning request from General Commercial District to Medium Density Residential District
Companion Case(s):

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Rezoning request be approved.

<b>Project Summary Brief</b>
The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Medium Density Residential District for a parcel of land approximately 0.16 acres in size. The property is located at 816 ½ Saint James Street and is part of the West Boulevard Historic District. Currently, a legal non-conforming one-story, single family house and detached garage occupy the lot.

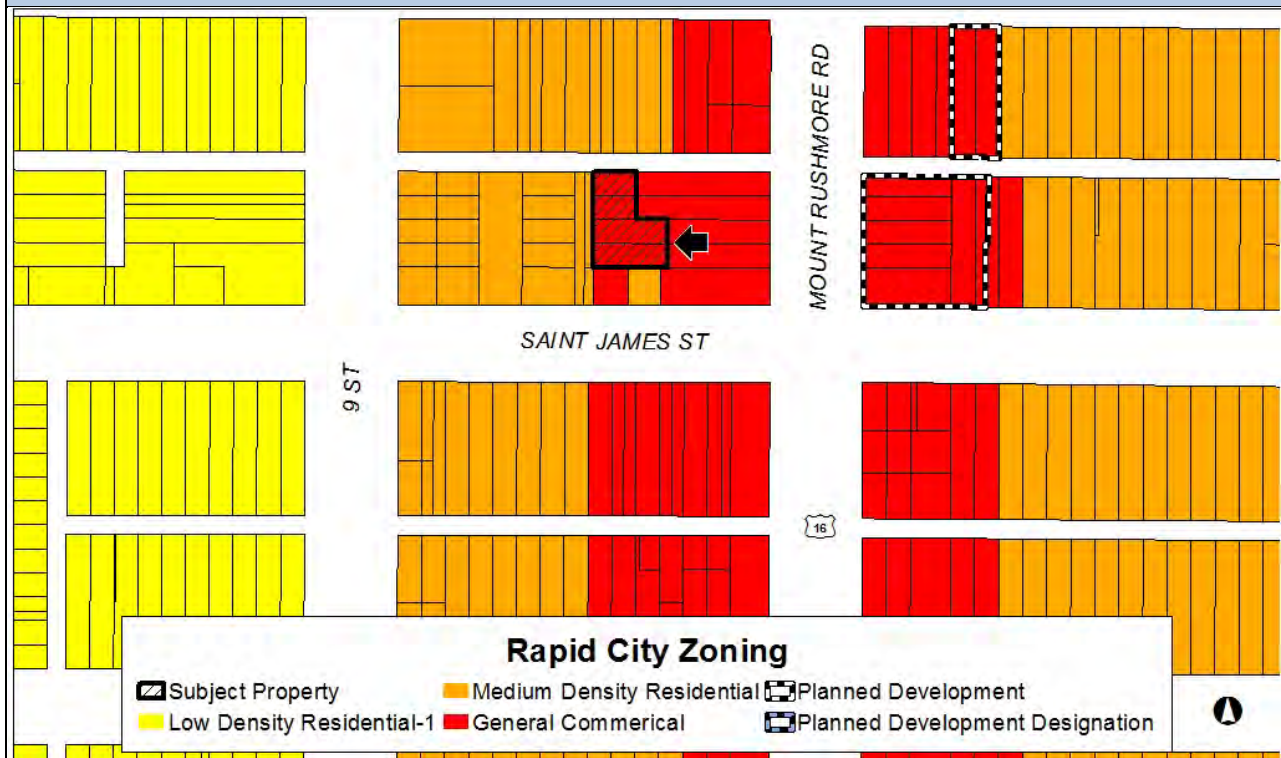
Applicant Information	Development Review Team Contacts
Applicant: Copper Canyon Homes LLC	Planner: John Green
Property Owner: Copper Canyon Homes LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	816 ½ Saint James Street
Neighborhood	Downtown/Skyline Drive Neighborhood Area
Subdivision	Boulevard Addition
Land Area	0.16 acres
Existing Buildings	835 sq ft single family home and 450 sq ft garage
Topography	Rises 3 feet from northeast to southwest
Access	Alley between Saint James Street and Fairview Street
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	GC	UN	Residential Area
Adjacent North	MDR	UN	Residential Area
Adjacent South	GC/MDR	UN	Residential Area
Adjacent East	GC	UN	Pet Clinic/Hair salon
Adjacent West	MDR	UN	Residential Area

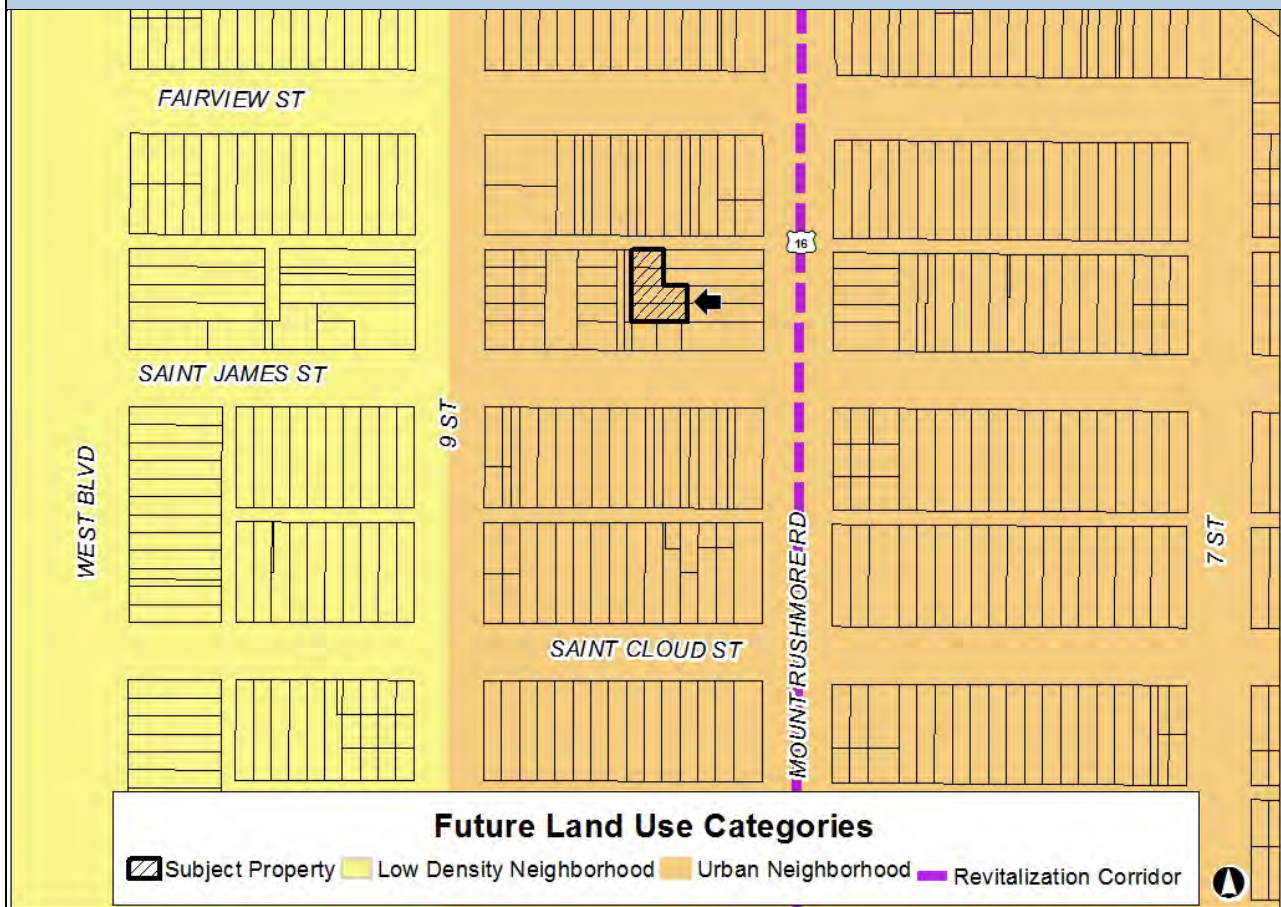
**Zoning Map**



**Existing Land Uses**



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
09RZ057	12/14/09	Rezone of 814 Saint James from GC to MDR (adjacent lot)	City Council approved 2/16/10
12RZ007	3/8/12	Rezone of 809 and 811 Fairview Street from GC to MDR (adjacent lots)	City Council approved 5/7/12
<b>Relevant Zoning District Regulations</b>			
<b>Medium Density Residential District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	6,500/8,000 sq. ft.	6,969 sq. ft.	
Lot Frontage / Lot Width	50 feet/ 100 feet	56 feet	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 / 25 feet	10 feet	
• Rear	25 feet	0 feet	
• Side	8 / 12 feet	12 feet / 16 feet	
• 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	N/A	N/A	
• # 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	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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 is part of a General Commercial District that runs parallel to Mt. Rushmore Road. The property is removed from the primary commercial corridor, and is surrounded by residential uses. In the past 10 years, several properties in the area have been rezoned from General Commercial District to Medium Density Residential District in order to maintain residential status in the future.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Urban Neighborhood. Medium Density Residential District is an identified zone within the Urban Neighborhood designation.
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 property is surrounded by other similar residential uses, some of which were rezoned from General Commercial District to Medium Density Residential District within the past 10 years. As such, the proposed rezoning is consistent with surrounding land uses and the adopted Comprehensive Plan. It does not appear that the amendment will adversely affect any other part of the City.
4. The proposed amendments	The future land use designation of the property is Urban

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.	Neighborhood, which identifies Medium Density Residential District as a zoning designation. The subject property meets all minimum lot coverage and area regulations required in Medium Density Residential District.
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**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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.1A:	<b>Compact Growth:</b> The proposed rezoning of the subject property promotes infill development of an interior City lot, creating a more balanced and dense pattern of growth.
	<b>A Vibrant, Livable Community</b>
LC-3.1C:	<b>Compatible Infill and Development:</b> The proposed rezoning of the subject property from General Commercial District to Medium Density Residential District allows for residential uses in a historic neighborhood, enhancing housing options in the neighborhood and promoting investment on an interior City lot.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b>
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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.

**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	<b>Urban Neighborhood</b>
<b>Design Standards:</b>	
SDP-N6	<b>Residential Infill and Redevelopment:</b> The proposed Rezoning supports higher

	density residential development in an interior City lot. The property abuts residential uses on its south, west, and north sides, creating consistency in residential character in the neighborhood.
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<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
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<b>Neighborhood:</b>	<b>Downtown/Skyline Drive Neighborhood Area</b>
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<b>Neighborhood Goal/Policy:</b>	
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DSD-NA1.1A	<b>Residential Neighborhoods:</b> The adopted Comprehensive Plan supports the expansion of new residential areas in the neighborhood.
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<b>Findings</b>	
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<p>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 property is accessed via an alley between Saint James and Fairview Street, and is served by Rapid City water and sewer services. The Comprehensive Plan identifies the future land use designation of the subject property as Urban Neighborhood, which identifies Medium Density Residential District as a listed zoning designation.</p>	
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<b>Planning Commission Recommendation and Stipulations of Approval</b>	
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Staff recommends that the Rezoning request be approved.	
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