



Rapid City Planning Commission

Rezoning Project Report

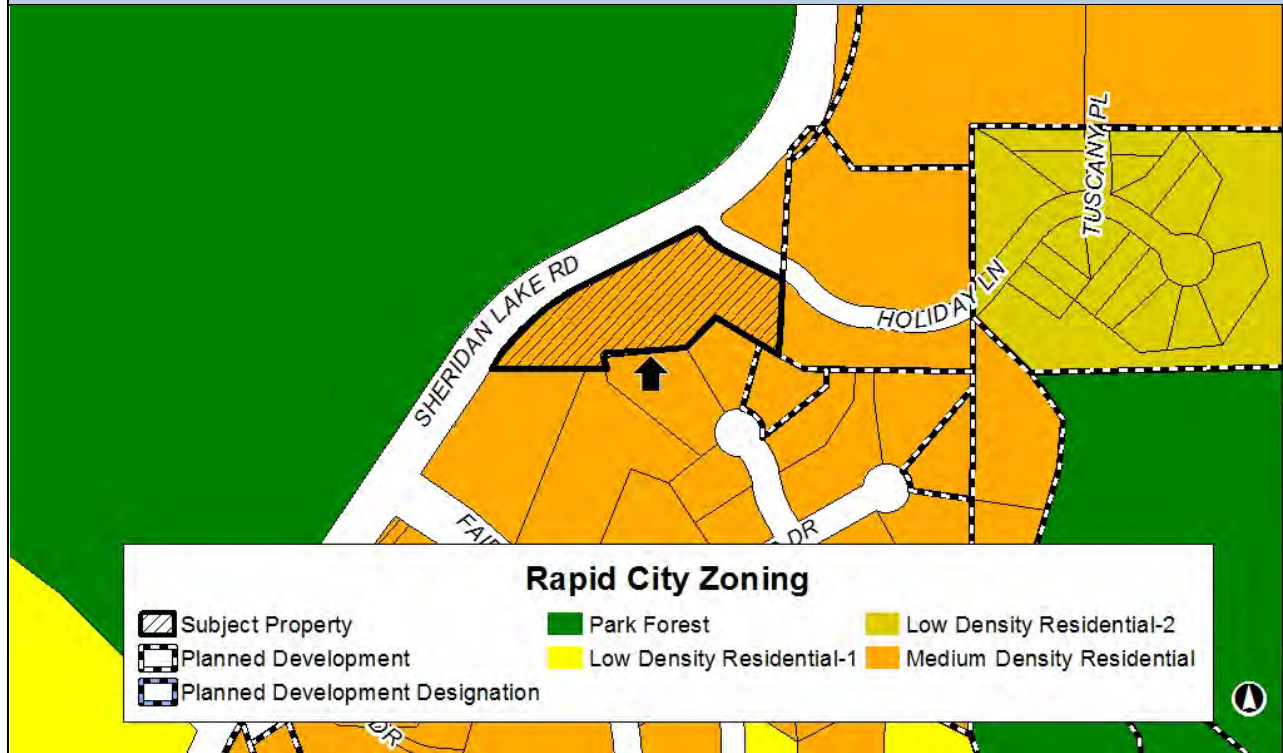
February 21, 2019

Item #12	
Applicant Request(s)	
Case #19RZ001 – Rezoning request from Medium Density Residential District to Office Commercial District	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends that the Rezoning request be approved.	
<p>The applicant has submitted a Rezoning request from Medium Density Residential District to Office Commercial District for a parcel of land approximately 2.3 acres in size. The property, located at 3808 Sheridan Lake Road, is the location of a funeral home which was approved through a Planned Development Overlay. The applicant is requesting the Rezoning to Office Commercial District to change the use of the property to a medical office for a physical therapy. The future land use designation of the property is Urban Neighborhood which identifies health services as a secondary use.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yeshua, LLC	Planner: Fletcher Lacock
Property Owner: Serenity Springs Partners LLC	Engineer: Todd Peckosh
Architect: ARC International Inc.	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	3808 Sheridan Lake Road
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Sandstone Ridge Subdivision
Land Area	2.3 acres
Existing Buildings	7,745 square feet
Topography	Rises in elevation from west to east approximately 26 feet
Access	Holiday Lane
Water / Sewer	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	MDR / PD	UN	Funeral home
Adjacent North	PF	PG	Golf course
Adjacent South	MDR	UN	Single-family and multi-family dwellings
Adjacent East	MDR / PD	UN	Drainage lot
Adjacent West	PF	PG	Golf course

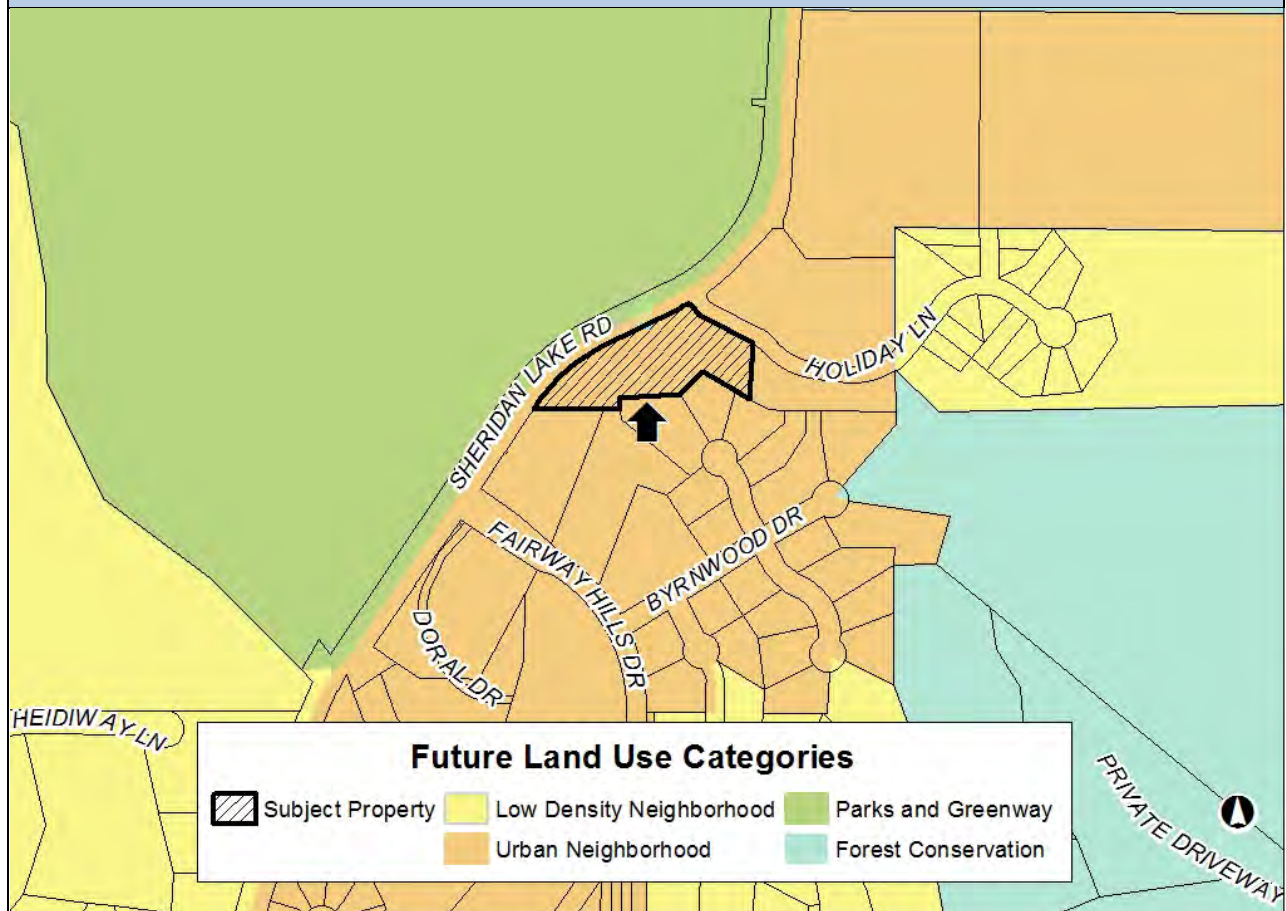
Zoning Map



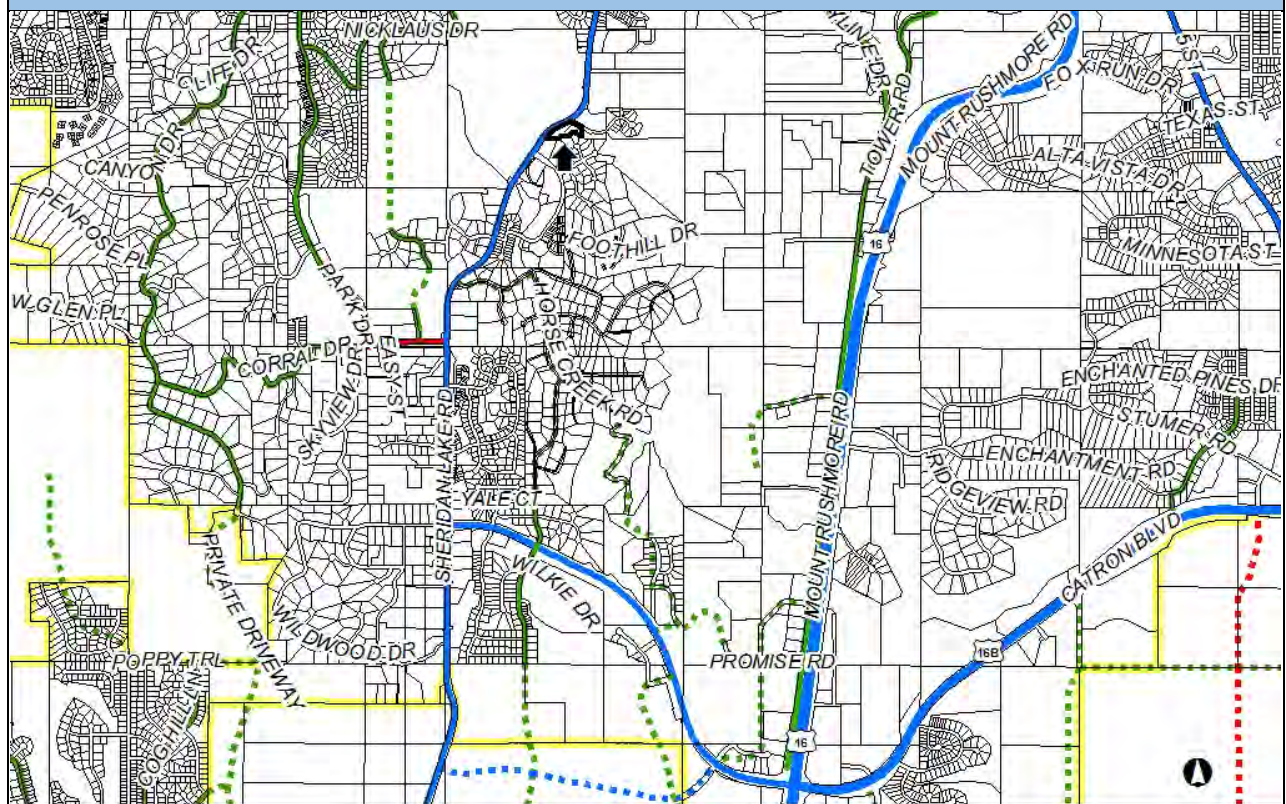
Existing Land Uses



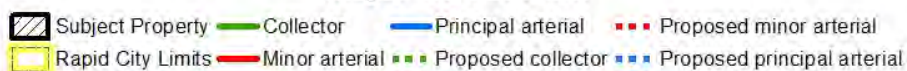
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
04PD057	11/04/2004	Major Amendment to a Planned Development Overlay to allow a funeral home	Approved with stipulations
05PD076	12/08/2005	Major Amendment to a Planned Development Overlay to revise sign package and landscaping	Approved with stipulations
Relevant Zoning District Regulations			
Office Commercial District		Required	Proposed
Lot Area		N/A	100,188 square feet
Lot Frontage / Lot Width		N/A	Approximately 530 feet
Maximum Building Heights		3 stories or 35 feet	One-story / 23 feet
Maximum Density		35%	7.7%
Minimum Building Setback:			
• Front		25 feet	61 feet
• Rear		25 feet	25.5 feet
• Side		25 feet	220 feet
• Street Side		25 feet	150 feet
Minimum Landscape Requirements:			
• # of landscape points		92,443	108,500
• # of landscape islands		1	2
Minimum Parking Requirements:			
• # of parking spaces		31	70
• # of ADA spaces		2	3
Signage		As per RCMC 17.50.080	N/A
Fencing		As per RCMC 17.50.340	Screening fence required along south property line where abuts rear yard of dwellings

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 property is a parcel of land zoned Medium Density Residential District approximately 2.3 acres in size. The property is developed with a funeral home which was approved through a Planned Development Overlay that secured commercial and residential uses in the area. The funeral home has closed and the applicant is proposing to convert the use of the property to a medical office.
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. The Urban Neighborhood District supports health services as a secondary use. The property abuts Sheridan Lake Road which is identified as a Principal Arterial Street on the City's Major Street Plan.
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 current and proposed use of the property and the approved Planned Development Overlay. It does not appear that the amendment will adversely affect any other part of the City. The applicant should be aware that a Major Amendment to the Planned Development will be required prior to issuance

	of a Building Permit.
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 property is served by Rapid City water and sewer. The applicant should be aware that a Building Permit to change the proposed use will trigger the installation of sidewalk along Holiday Lane. There appears to be insufficient right-of-way along Holiday Lane for a commercial street and easements may be needed for sidewalk. A Building Permit will also require a screening fence along the south property line. The applicant should be aware that a Major Amendment to the Planned Development will be required prior to issuance of a Building Permit.

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-3.1A	Balanced Uses: The proposed Rezoning supports providing a mix of residential and commercial uses.
	A Vibrant, Livable Community
LC-3.1C	Compatible Infill and Redevelopment: The property is located along Sheridan Lake Road which is identified as a Principal Arterial Street on the City’s Major Street Plan and is developed with a funeral home. The applicant is proposing to change the use to medical offices.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The property is located on the east side of Sheridan Lake Road which is identified as a Principal Arterial Street on the City’s Major Street Plan. Access to the property is from Holiday Lane.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N6	Residential Infill and Redevelopment: The Comprehensive Plan supports transitions in levels of development and compatibility of redevelopment. The applicant is proposing to Rezone the property to Office Commercial District to allow a medical office. The proposed Rezoning to Office Commercial District will require that upon submittal of any future Building Permit, a screening fence must be constructed along the rear yards of abutting residential properties. The applicant should also be aware that a Building Permit for the change in use will require that sidewalk be constructed along Holiday Lane.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The Sheridan Lake Road corridor is developing with higher intensity commercial and multi-family. The higher intensity uses are a buffer between the road and lower density residential on either side of Sheridan lake Road. The property is currently developed with a funeral home which was approved through a Planned Development Overlay to allow a mix of commercial and residential uses. The proposed Rezoning to Office Commercial District reflects the current use of the property and secures office uses in the future.
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 property is currently developed with a funeral home which was approved through a Planned Development Overlay to allow a mix of commercial and residential uses. The proposed Rezoning to Office Commercial District reflects the current use of the property and secures office uses in the future. The Comprehensive Plan identifies the future land use designation of the subject property as Urban Neighborhood which identifies health services and professional offices as a secondary use. The applicant should be aware that a Major Amendment to the Planned Development will be required prior to issuance of a Building Permit.	

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