



Rapid City Planning Commission

Rezoning Project Report

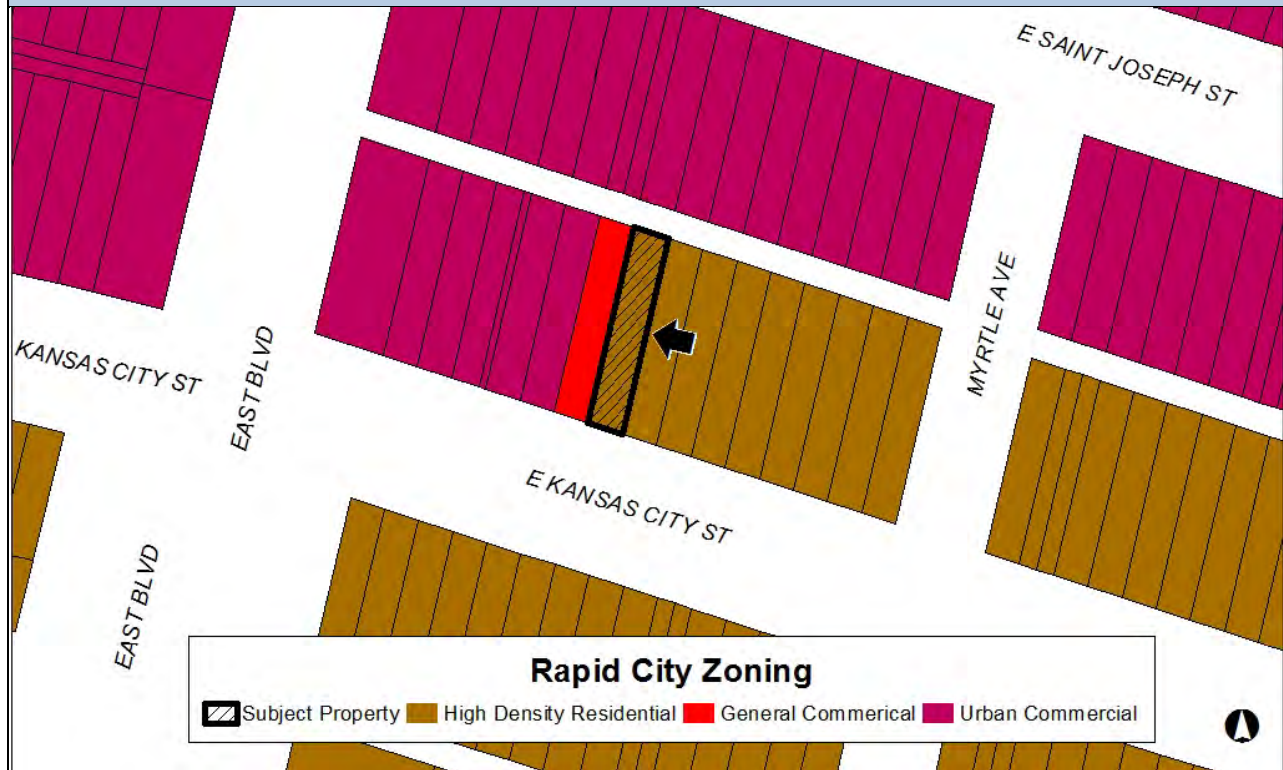
February 21, 2019

Item #2	
Applicant Request(s)	
Case #19RZ002 – Rezoning request from High Density Residential District to Urban Commercial District	
Companion Case(s) #19RZ003 – Rezoning request from General Commercial District to Urban Commercial District	
Development Review Team Recommendation(s)	
Staff recommends that the Rezoning request be approved.	
<p>The applicant has submitted a Rezoning request from High Density Residential District to Urban Commercial District for a parcel of land 3,500 square feet in size. The lot is combined under one tax identification with the adjacent lot to the west which is zoned General Commercial District. The applicant has also submitted a Rezoning request (File #19RZ003) from General Commercial District to Urban Commercial District for the adjacent lot which measures 3,500 square feet in size. The subject property is currently developed with a single-family dwelling. The applicant has indicated that the existing dwelling will be removed and that the subject property and property west to East Boulevard will be developed together.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Sharaf 5 Properties, LLC	Planner: Fletcher Lacock
Property Owner: Sharaf 5 Properties, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	12 East Kansas City Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Morgan's Addition
Land Area	3,500 square feet
Existing Buildings	Single-family dwelling
Topography	Drops in elevation from south to north approximately 6 feet
Access	East Kansas City Street
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	HDR	MUC	Single-family dwelling
Adjacent North	UC	MUC / Revitalization Corridor	Medical office
Adjacent South	HDR	UN	Single-family dwelling
Adjacent East	HDR	MUC	Single-family dwelling
Adjacent West	GC	MUC	Void of structural development

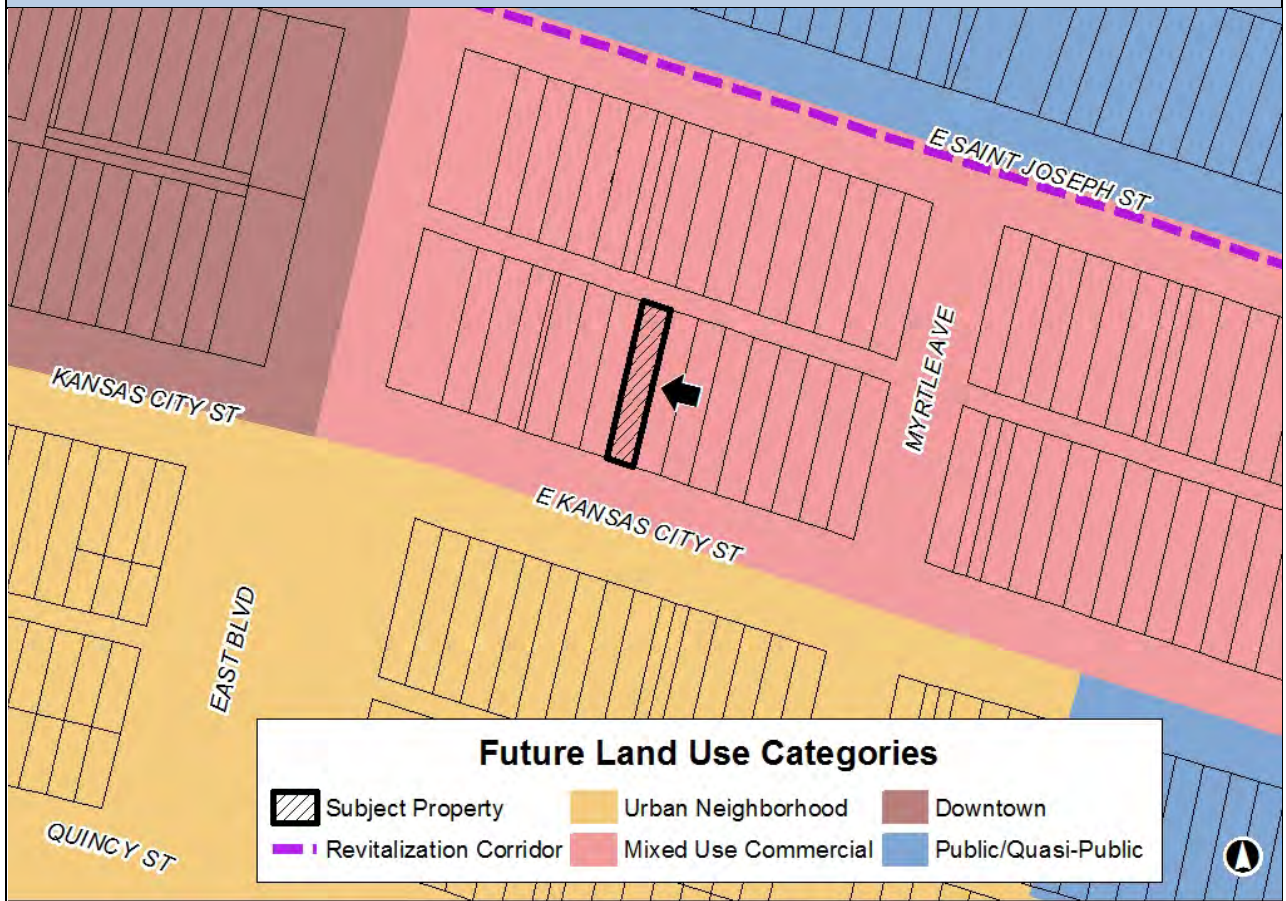
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Urban Commercial District	Required	Proposed	
Lot Area	N/A	3,500 square feet	
Lot Frontage / Lot Width	N/A	25 feet	
Maximum Building Heights	8 stories or 100 feet	One-story	
Maximum Density	90%	18.3%	
Minimum Building Setback:			
• Front	0 - 10 feet	Approximately 20 feet	
• Rear	0 feet	Approximately 70 feet	
• Side	0 feet	Approximately 8 feet	
• Street Side	0 - 10 feet	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	

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 and the adjacent property are two parcels of land zoned High Density Residential District and General Commercial District both measuring 3,500 square feet in size. The two properties are developed with a single-family dwelling. The applicant has indicated that the subject property west to East Boulevard will be developed together which includes the removal of the existing single-family dwelling.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Mixed-Use Commercial. The Urban Commercial District is identified as a preferred zoning district. The applicant should be aware that the existing single-family dwelling will become legal non-conforming and could not be re-constructed on the property in the Urban Commercial District.
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 surrounding land uses and the adopted Comprehensive Plan. Properties to the north and west are also zoned Urban Commercial District. It does not appear that the amendment will 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 current future land use designation of the property is Mixed-Use Commercial. The property is served by Rapid City water and sewer.
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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	
 A Balanced Pattern of Growth	
BPG-1.2C	Priority Revitalization Corridors: The property is located one block south of East Saint Joseph Street which is identified as a Revitalization Corridor. The applicant has indicated that the subject property and property to west will be developed together.
 A Vibrant, Livable Community	
	N/A
 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 north side of East Kansas City Street. East Boulevard is located approximately 170 feet west of the subject property and is identified as a Collector Street on the City's Major Street Plan. East Saint Joseph Street is located approximately 160 feet north of the subject property and is identified as a Principal Arterial Street on the City's Major Street Plan.
 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):	Mixed-Use Commercial
Design Standards:	
GDP-MU10	Lot Consolidation: The Comprehensive Plan supports consolidating smaller parcels for redevelopment. The applicant has indicated that the subject property and property to west along East Boulevard will be redeveloped together. The proposed Rezoning request to Urban Commercial District would support redevelopment.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive Neighborhood Area
Neighborhood Goal/Policy:	
DSD-NA1.1C	Mixed-Use Development: The proposed Rezoning request to Urban Commercial District supports mixed-use development with a focus on pedestrian design. The applicant should be aware that the existing single-family dwelling will become legal non-conforming as it is not a permitted use in the Urban Commercial District.
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 Comprehensive Plan identifies the future land use designation of the subject property as Mixed-Use Commercial. The Urban Commercial District is a compatible district. In addition, the applicant has indicated that the subject property and properties to the west up to East Boulevard will be redeveloped. The Comprehensive Plan supports a mix of uses in the Downtown / Skyline Drive Neighborhood Area.	

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