



Rapid City Planning Commission

Rezoning Project Report

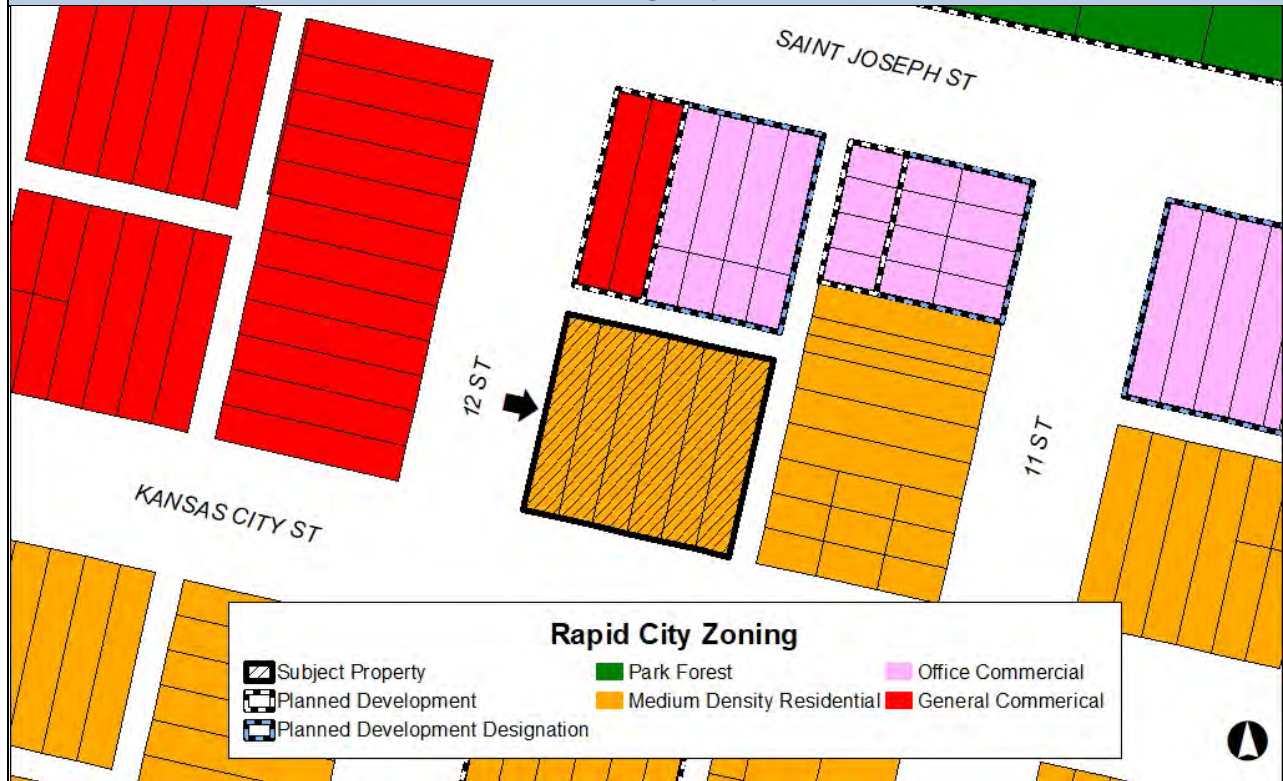
January 9, 2020

Item #10	
Applicant Request(s)	
Case #19RZ044 – Rezoning request from Medium Density Residential District to General Commercial District	
Companion Case(s) #19PD048 – Major Amendment to a Planned Development Overlay to allow a theater and a church in General Commercial District	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from Medium Density Residential District to General Commercial District for a parcel of land approximately 0.482 acres in size. The applicant has also submitted a Major Amendment to a Planned Development Overlay to allow a theater and a church in the General Commercial District.</p> <p>The property is currently developed with a church which was previously used as a child care center. The property is located at 1124 Kansas City Street.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Seraphim Theatrical Entertainment, LLC	Planner: Fletcher Lacock
Property Owner: 1124 Kansas City Street, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: Kennedy Design Group, Inc	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	1124 Kansas City Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Boulevard Addition
Land Area	21,000 square feet
Existing Buildings	YMCA Church Building
Topography	Rises approximately 6 feet in elevation from north to south
Access	12 th Street and Kansas City Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	West Boulevard Historic District

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR - PD	UN and P/QP	YMCA church building
Adjacent North	GC-PD / OC-PDD	EC and P/QP	Dwellings
Adjacent South	MDR - PD	UN	Childcare center
Adjacent East	MDR	UN	Dwellings
Adjacent West	GC	MUC	Commercial building

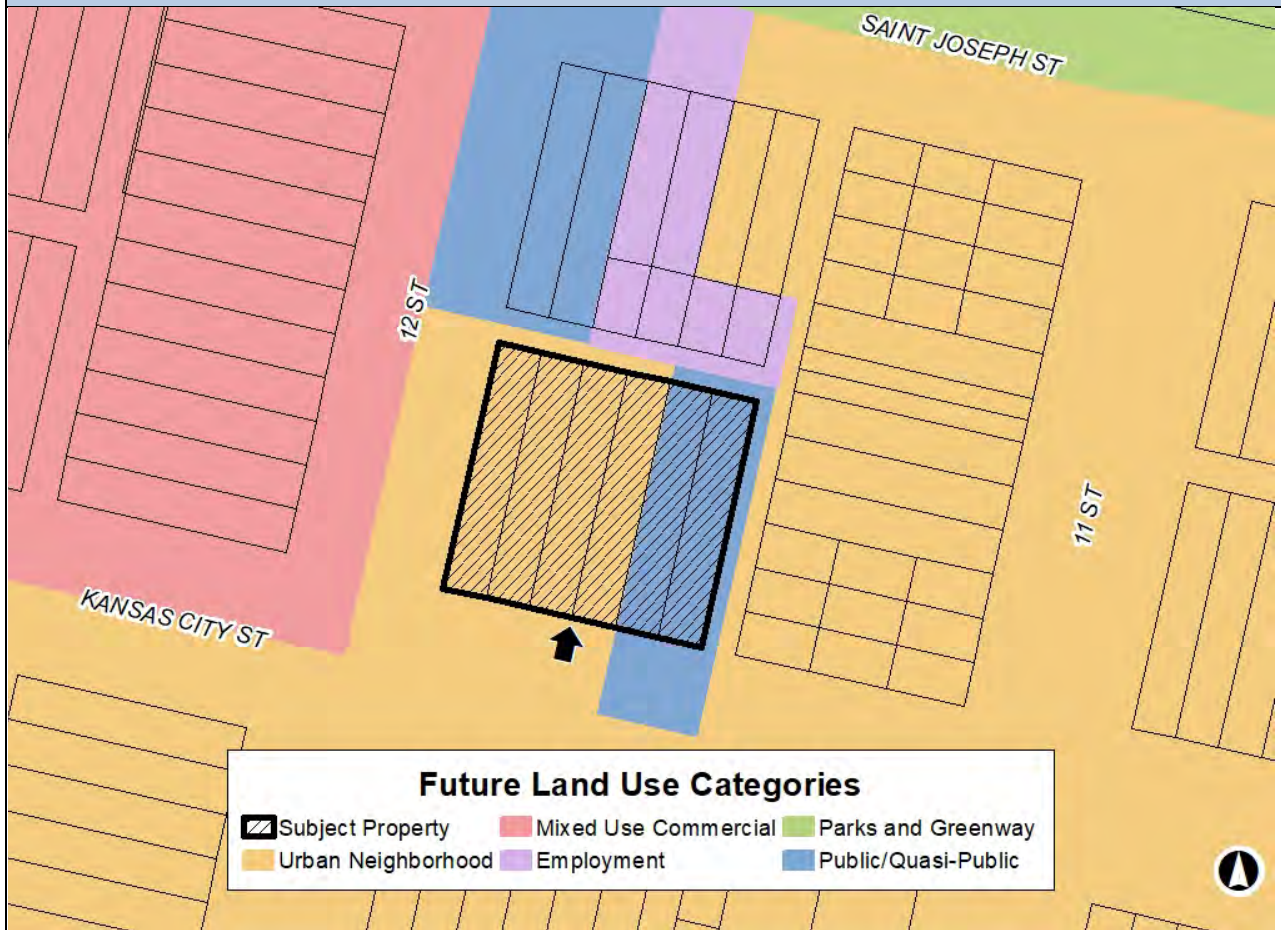
Zoning Map



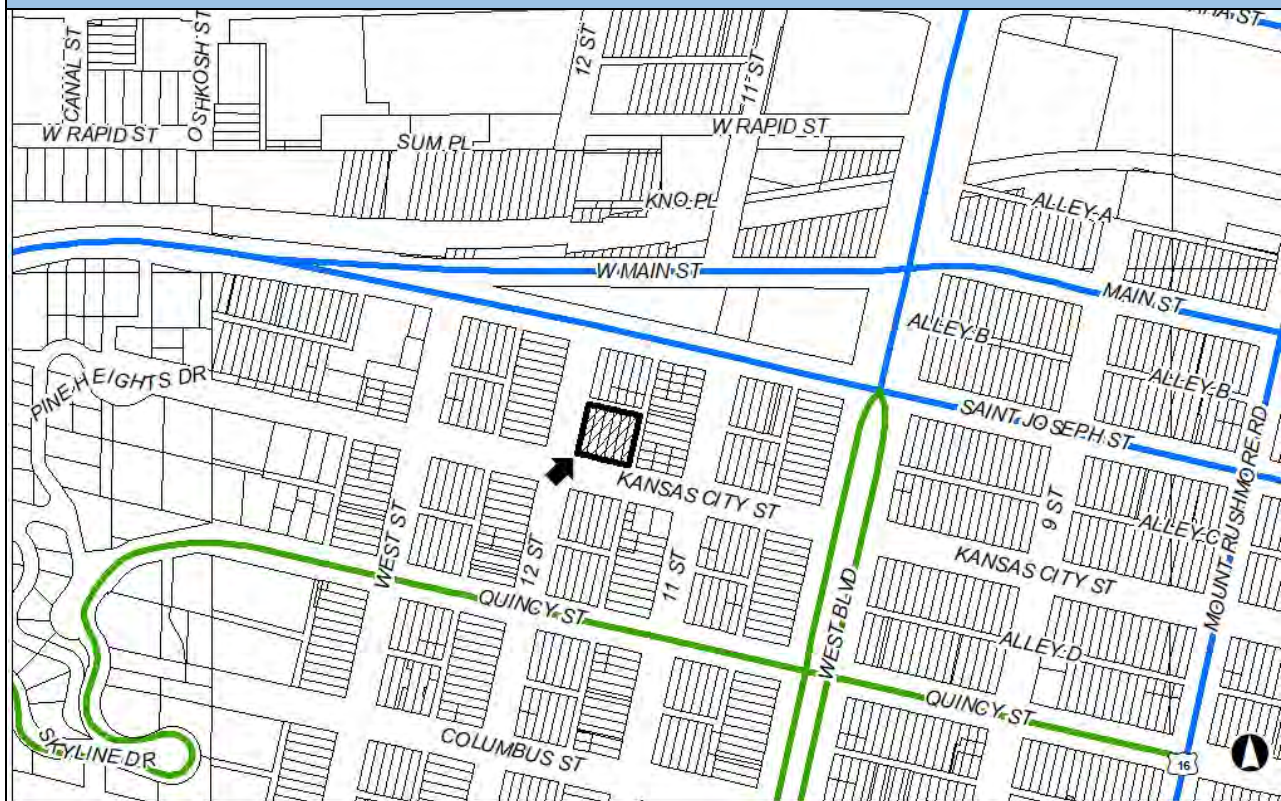
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
09PD008	05/07/2009	Initial and Final Planned Development to allow a childcare center	PC approved with stipulations
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	21,000 square feet	
Lot Frontage / Lot Width	N/A	290 feet	
Maximum Building Heights	4 stories or 45 feet	2 stories	
Maximum Density	75%	29.8%	
Minimum Building Setback:			
• Front	25 feet	Existing zero feet from 12 th Street	
• Rear	15 feet	18 feet	
• Side	25 feet	15 feet	
• Street Side	25 feet	Existing 3 feet from Kansas City Street	
Minimum Landscape Requirements:			
• # of landscape points	19,655	23,874	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	55	32	
• # of ADA spaces	3	2	
Signage	As per RCMC 17.50.080	Proposed wall sign and ground sign	
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 applicant has submitted a Major Amendment to a Planned Development Overlay to allow a theater and a church in the existing structure. The property was originally constructed as a church but was last used as a child care center.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Plan designation of the property is Urban Neighborhood and Public / Quasi-Public. A future periodic Comprehensive Plan update will include changing the future land use of the subject property to Mixed-Use Commercial. As such, the proposed Rezoning request will be in compliance with the Comprehensive Plan once the City's periodic update is completed.
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.	It does not appear that the proposed Rezoning request will adversely effect 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	As noted above, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of property the subject property from Urban Neighborhood and Public / Quasi-Public to Mixed-Use

elements, major road plan, land use plan, community facilities plan and others.	Commercial. The applicant should be aware that a Covenant Agreement for fire sprinkler protection must be entered into prior to occupation of the building. The applicant must coordinate with the Rapid City Fire Department to establish an acceptable fire sprinkler design and time frame for installation.
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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-3.1A	Balanced Uses: The proposed Rezoning request supports a balanced mix of development. The proposed theater and church is an innovative use for the property.
	A Vibrant, Livable Community
LC-3.2B	Adaptive Reuse: The structure was originally a church. The layout is also conducive for a theater. The proposed Rezoning request supports the adaptive reuse of the structure.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1D	Coordinated Land Use and Transportation Planning: Public Works staff has indicated that future reconstruction of 12 th Street will maintain the existing on-street parking.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The adopted Comprehensive Plan supports the development of commercial uses to serve neighborhoods.
	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 and Public / Quasi-Public
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Design Standards:	
N/A	As noted previously, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the property to Mixed-Use Commercial.

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 supports the Comprehensive Plan goal of providing mixed-use development in the Downtown / Skyline Drive Neighborhood Area.

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 applicant is proposing to Rezone the subject property from Medium Density Residential District to General Commercial District and has submitted a Major Amendment to a Planned Development Overlay (File #19PD048) to allow a theater and a church. Upon review of this request, staff supports extending the Mixed-Use Commercial designation to include the subject property. The Comprehensive Plan also supports adaptive reuse and mixed-use development in the Downtown / Skyline Drive Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.