

Rapid City Planning Commission

Rezoning Project Report

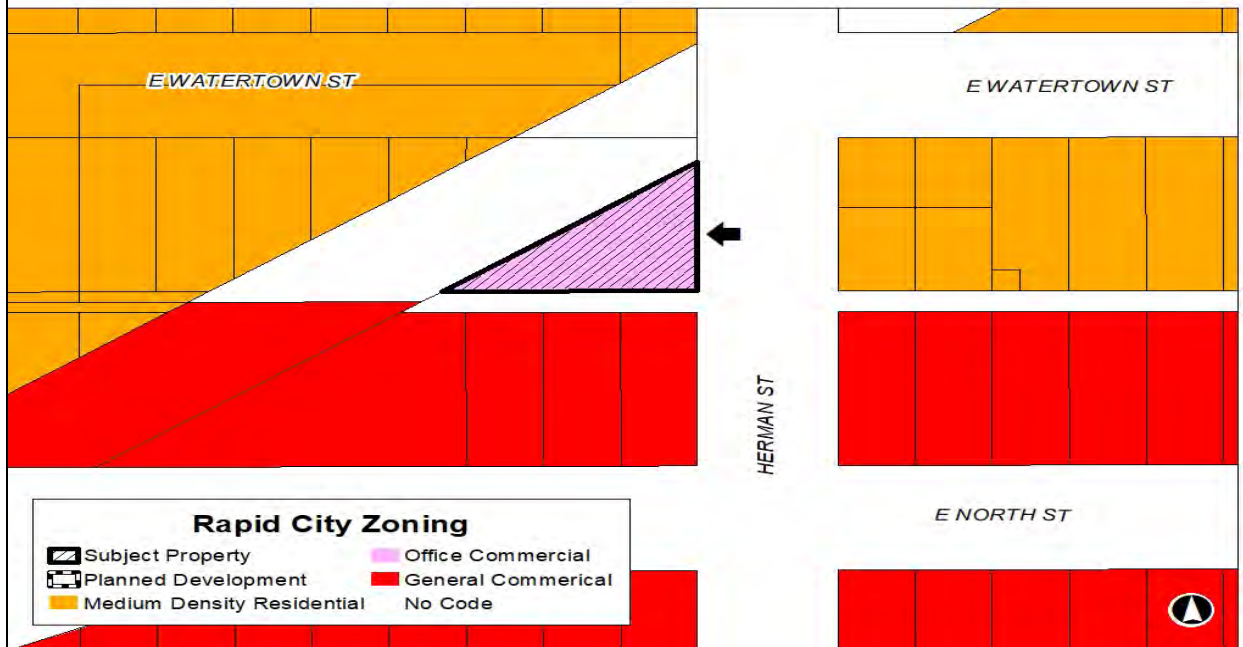
March 26, 2020

Item #3	
Applicant Request(s)	
Case #20RZ013 – Rezoning request from Office Commercial District to Medium Density Residential District	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request to rezone a parcel of land from Office Commercial District to Medium Density Residential District in conjunction with approval of the associated Major Amendment to the Planned Development Overlay application (File# 20PD005).	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a parcel of land from Office Commercial District to Medium Density Residential District. The subject property is 0.22 acres in size and is located at 611 Herman Street. Specifically, the applicant intends to rezone the subject property from Office Commercial District to Medium Density Residential District to re-develop the existing structure as a single-family residence. While a single-family residence is currently listed as a permitted use in the Office Commercial District, City sponsored amendments to the district removing single-family dwelling units as a permitted use require that the property be rezoned to a residential district for the proposed development. In 1999, the Rapid City Planning Commission approved a Planned Development Overlay on the property to allow an office building with the stipulation that any change in use required the review and approval of a Major Amendment to the Planned Development Overlay. As such, the applicant has submitted a Major Amendment to the Planned Development Overlay (File# 20PD005) to allow a single-family residential use on the property concurrently with this Rezoning request.</p> <p>The City's Future Land Use Plan currently lists the property as Employment Center, which does not support Medium Density Residential District as an appropriate zoning designation. However, Future Land Use Planning Staff met to discuss the application and have indicated that due to the existing and proposed land uses in the surrounding neighborhood, a staff sponsored amendment to the Future Land Use Plan is appropriate to change the Future Land Use Designation from Employment Center to Urban Neighborhood for the subject property. In particular, the proposed Rezoning request and subsequent amendment to the Future Land Use Plan will allow residential development on the property in compliance with the Medium Density Residential District. Therefore, the requested Rezone will be in compliance with an upcoming City sponsored amendment to the Future Land Use Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Cliff Clevenger for Black Hills Area Habitat for Humanity	Planner: John Green
Property Owner: Black Hills Area Habitat for Humanity	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	611 Herman Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Schnasse Addition
Land Area	0.22 acres or 9,583 square feet
Existing Buildings	1,010 square-foot office and 190 square-foot shed
Topography	Relatively flat
Access	Alley via Herman Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

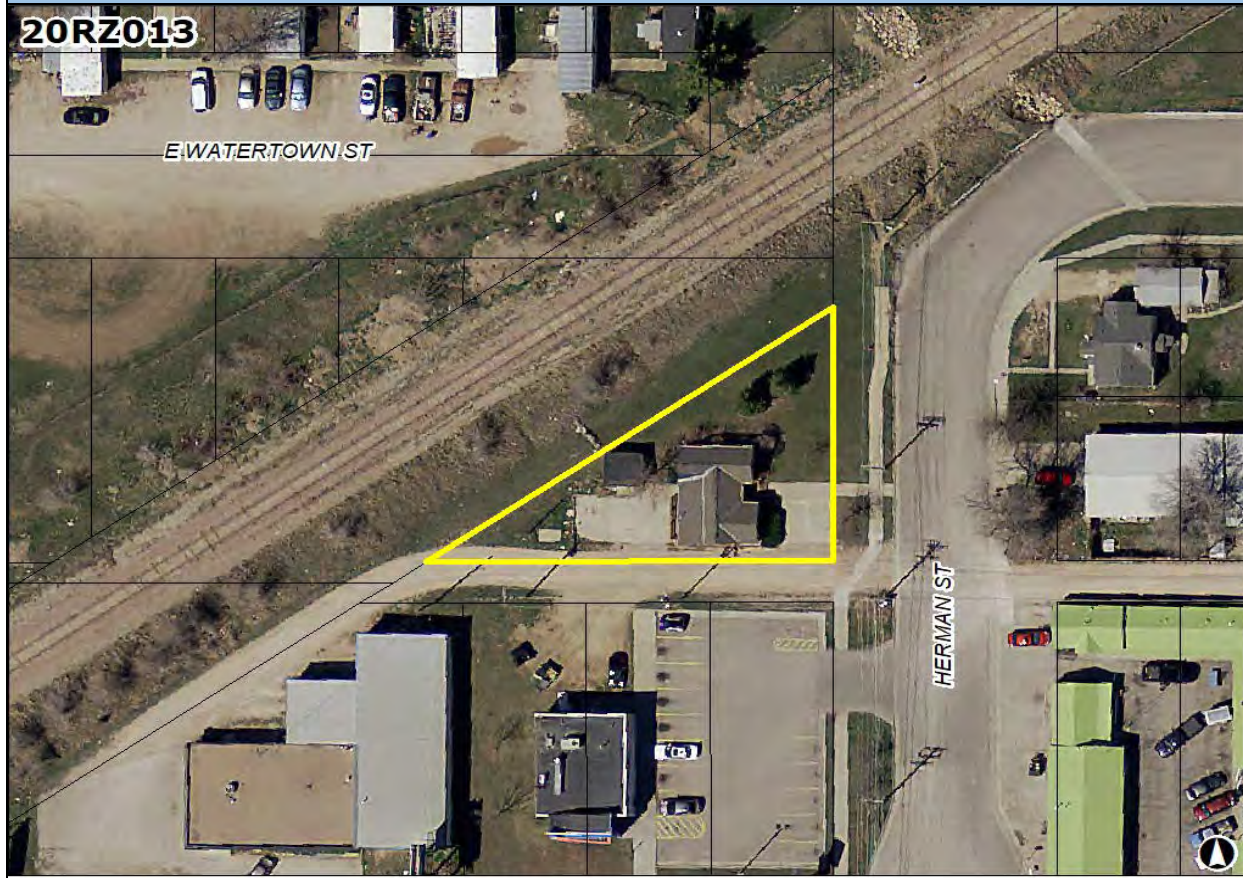
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD	EC	Office
Adjacent North	MDR	UN	Single-family dwelling
Adjacent South	GC	MUC	Restaurant
Adjacent East	MDR	UN	Single-family dwellings
Adjacent West	MDR	LI	Single-family dwelling

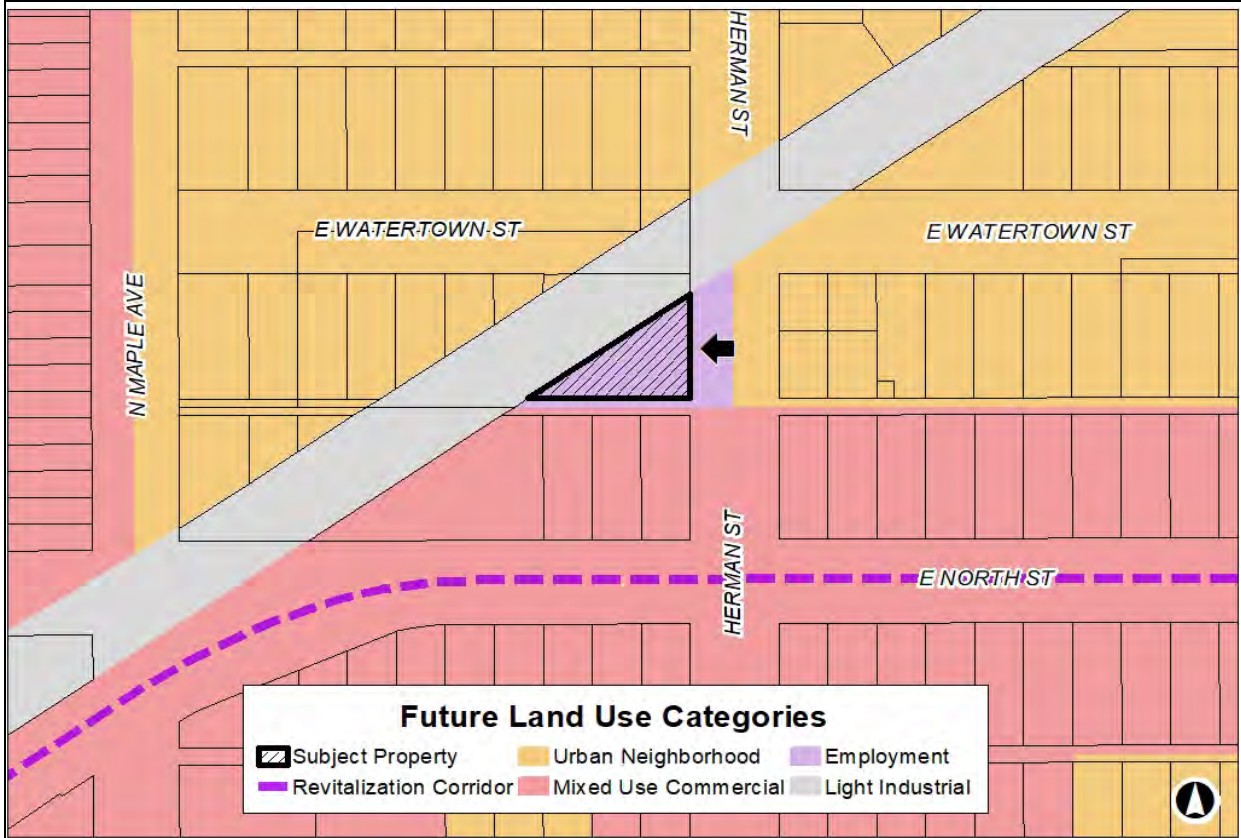
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
99PD013	4/30/99	Planned Commercial Development	PC approved 5/27/99
99RZ012	4/30/99	Rezone	PC approved 5/27/99 CC approved 6/21/99

Relevant Zoning District Regulations		
Medium Density Residential District	Required	Proposed
Lot Area	6,500 square feet	0.22 acres or 9,583 square feet
Lot Frontage / Lot Width	50 feet	Approximately 100 feet
Maximum Building Heights	3 stories or 35 feet	Single-story
Maximum Density	30%	12.5%
Minimum Building Setback:		N/A
• Front	20 feet	N/A
• Rear	25 feet	55 feet
• Side	8 feet	3 feet
• Street Side	20 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	2 spaces	4 spaces
• # 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 applicant has submitted a Rezoning request to rezone a 0.22 acre parcel of land from Residential District in order to redevelop the property for single-family residential use. The existing 1,010 square-foot structure has been previously utilized as an office for Black Hills Area Habitat for Humanity. While a single-family residential use is currently a permitted use in the Office Commercial District, City staff are amending the Rapid City Municipal Code to remove single-family residential uses from the Office Commercial District, requiring that the property be rezoned to a residential district. Additionally, since the subject property is located within a Final Planned Development Overlay, the applicant has been submitted a Major Amendment to the Planned Development Overlay application (File# 20PD005) to allow single-family residential uses on the property.




<p>2. The proposed amendments shall be consistent with the intent and purposes of this title.</p>	<p>The City's Future Land Use Plan currently lists the property as Employment Center, which does not list Medium Density Residential District as an appropriate zoning designation. Based on the existing and proposed land uses within the area and the location of the property, Future Land Use Planning staff supports changing the Future Land Use Plan to Urban Neighborhood and will initiate the amendment to the Future Land Use Plan when completing the next periodic update to the map. Urban Neighborhood identifies Medium Density Residential District as an appropriate zoning district. With this in mind, rezoning the property as proposed will be in compliance with the City's Comprehensive Plan once the amendment is approved by City Council.</p>
<p>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.</p>	<p>The proposed Rezoning request will be in compliance with City sponsored amendments to the City's Future Land Use Plan.</p>
<p>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.</p>	<p>The City's Future Land Use Plan currently lists the property as Employment Center, which does not list Medium Density Residential District as an appropriate zoning designation. Based on the existing and proposed land uses within the area and the location of the property, Future Land Use Planning Staff supports changing the Future Land Use Plan to Urban Neighborhood and will initiate the amendment to the Future Land Use Plan when completing the next periodic update to the map. Urban Neighborhood identifies Medium Density Residential District as an appropriate zoning district. With this in mind, rezoning the property as proposed will be in compliance with the City's Comprehensive Plan once the amendment is approved by City Council.</p>

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

	<p>A Balanced Pattern of Growth</p>
<p>BPG-1.1A:</p>	<p>Compact Growth: The proposed Rezoning request of the subject property will promote future residential development on the property adjacent to established residential neighborhoods.</p>
	<p>A Vibrant, Livable Community</p>
<p>LC-2.1A</p>	<p>Targeted Residential Growth Areas: The proposed Rezoning request will encourage future residential growth within the Urban Services Boundary of the City.</p>
	<p>A Safe, Healthy, Inclusive, and Skilled Community</p>
<p>N/A</p>	
	<p>Efficient Transportation and Infrastructure Systems</p>
<p>T1-2.1A</p>	<p>Major Street Plan Integration: The subject property is accessed via an alley connected to Herman Street, which is identified as a Local Street.</p>

	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 Development: The proposed Rezoning request promoted future single-family residential growth on the subject property adjacent to an established neighborhood.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The proposed Rezoning request will promote future residential development on the subject property.
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 proposed Rezoning of the property will be in compliance with the City sponsored amendment to the Comprehensive Plan for the neighborhood once approved by City Council. The proposed Rezoning request will allow the existing office building to be converted to single-family dwelling unit. As such, staff recommends that the Rezoning request be approved in conjunction with approval of the associated Major Amendment to the Planned Development Overlay application (File# 20PD005).	
Staff Recommendation	
Staff recommends approval of the Rezoning request to rezone a parcel of land from Office Commercial District to Medium Density Residential District in conjunction with approval of the associated Major Amendment to a Planned Development Overlay application (File# 20PD005).	