



Rapid City Planning Commission

Rezoning Project Report

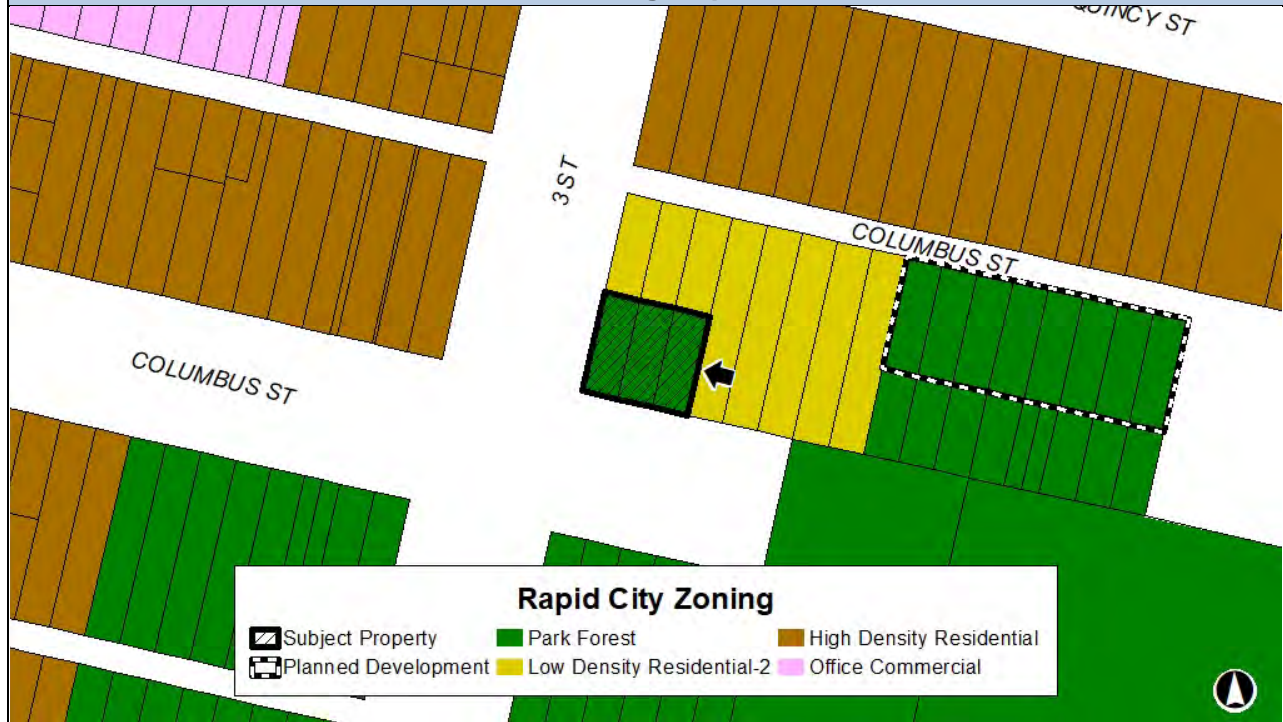
April 23, 2020

Item #18	
Applicant Request(s)	
Case #20RZ025 – Rezoning request from Park Forest District to Low Density Residential District II	
Companion Case(s) #20VA001 – Variance to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet	
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 Park Forest District to Low Density Residential District - II for a parcel of land 5,250 square feet in size. The applicant has also submitted a Variance to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet.</p> <p>The property is currently developed with a legal non-conforming duplex and a shed. The property is located at 828 3rd Street.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Stephanie Kroeze	Planner: Fletcher Lacock
Property Owner: Stephanie Kroeze	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: Hanson Surveying	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	828 3 rd Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Original Town of Rapid City
Land Area	5,250 square feet
Existing Buildings	1,174 square feet / duplex and shed
Topography	Rises approximately 14 feet in elevation from north to south
Access	3 rd Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PF	FC	Duplex
Adjacent North	LDR-II	UN	Duplex
Adjacent South	PF	FC	Void of structural development
Adjacent East	LDR-II	UN	Triplex
Adjacent West	HDR	UN	Single-family dwelling

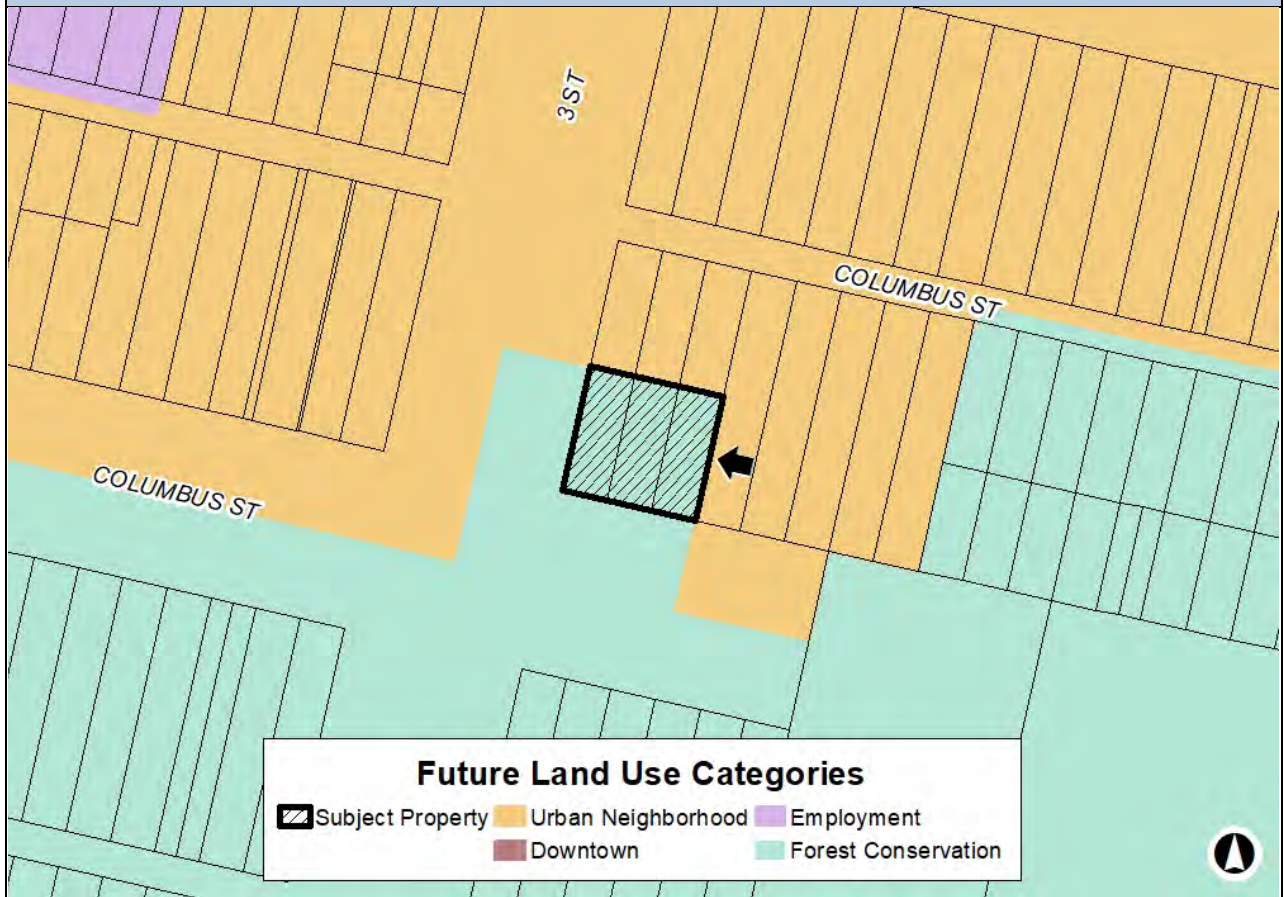
Zoning Map



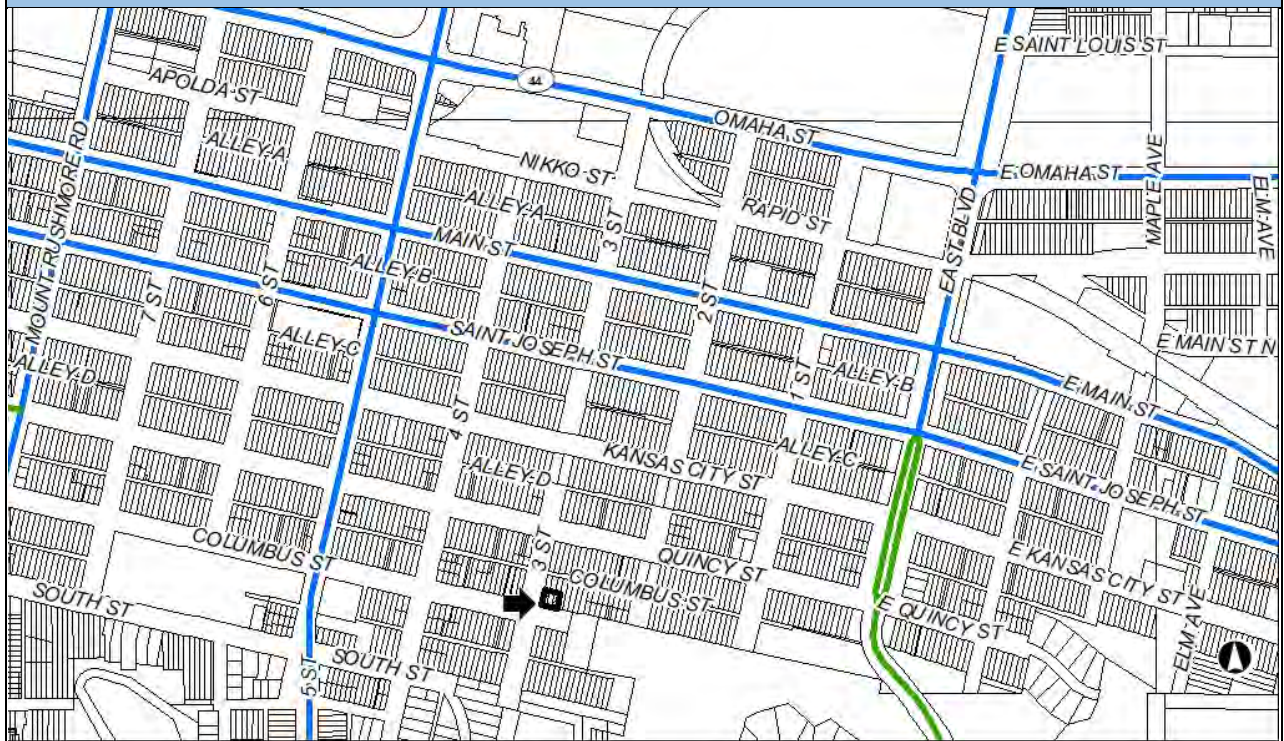
Existing Land Uses



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			
Low Density Residential District II	Required	Proposed	
Lot Area	8,000 square feet	5,250 square feet	
Lot Frontage / Lot Width	25 feet	70 feet	
Maximum Building Heights	2½ stories or 35 feet	2 stories	
Maximum Density	30%	22.3%	
Minimum Building Setback:			
• Front	20 feet	11 feet	
• Rear	25 feet	27 feet	
• Side	5 feet	5.5 feet	
• Street Side	20 feet	19 feet	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	4	4	
• # 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 also submitted a Variance (File #20VA001) request to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet.
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 Forest Conservation. A future periodic Comprehensive Plan update will include changing the future land use of the subject property to Urban Neighborhood. 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.	The property is developed with a legal non-conforming duplex. The applicant is not proposing to expand the use. 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 elements, major road plan, land use plan, community facilities plan and others.	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 Forest Conservation to Urban Neighborhood.

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-3.1B	Future Land Use Flexibility: The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of property the subject property from Forest Conservation to Urban Neighborhood.
	A Vibrant, Livable Community
LC-3.1A	Retain and Enhance Existing Housing Stock: As noted above, the existing duplex is legal non-conforming. The proposed Rezoning supports the retention of existing housing.
LC-5.2B	Reduce Barriers: The proposed Rezoning and the associated Variance request encourage reinvestment in an existing duplex.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	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):	Forest Conservation
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 Urban Neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Downtown / Skyline Drive Neighborhood Area
Neighborhood Goal/Policy:	
DSD-	Residential Neighborhoods: The proposed Rezoning request supports the

NA1.1A	Comprehensive Plan goal of reducing barriers to allow reinvestment in an existing legal non-conforming duplex.
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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 Park Forest District to Low Density Residential District II and has submitted a Variance request to reduce the minimum required lot size for a duplex from 8,000 square feet to 5,250 square feet. Upon review of this request, staff supports extending the Urban Neighborhood designation to include the subject property. The Comprehensive Plan also supports removing barriers to allow a variety of housing and supports reinvestment in an existing legal non-conforming duplex in the Downtown / Skyline Drive Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends approval of the Rezoning request.