



Rapid City Planning Commission

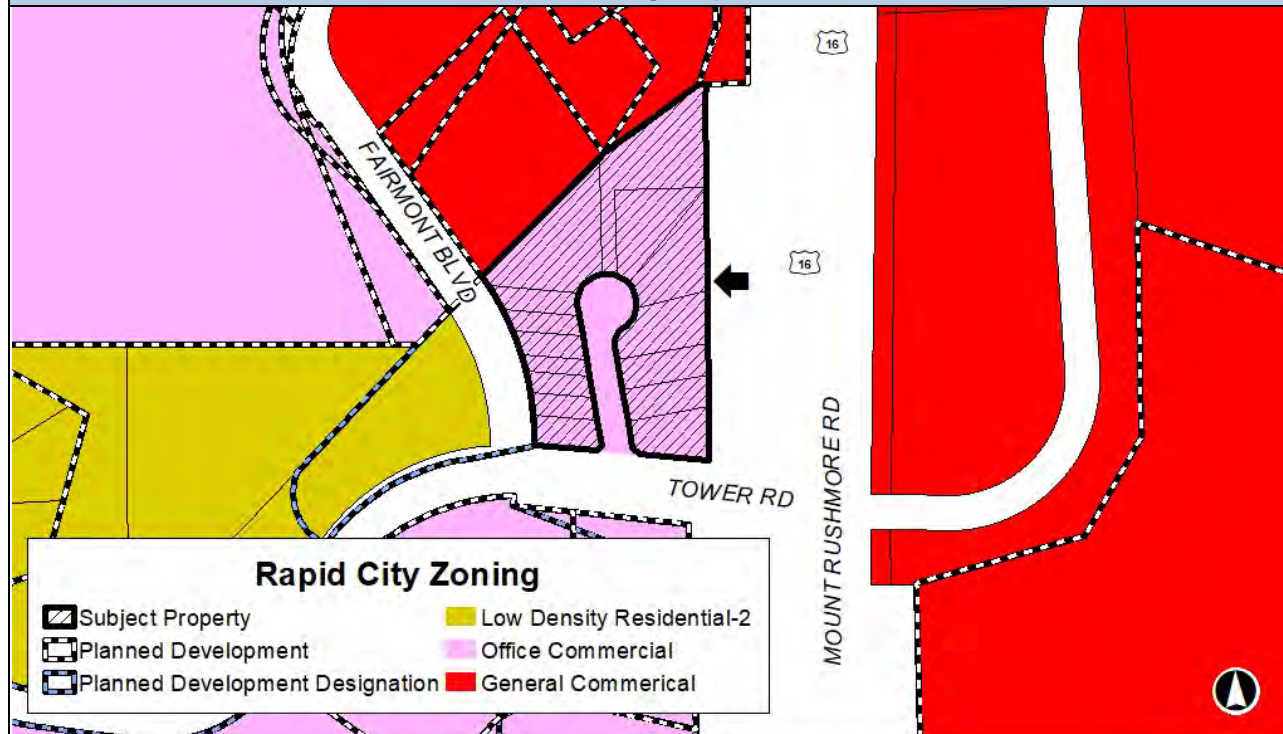
Rezoning Project Report

April 23, 2020

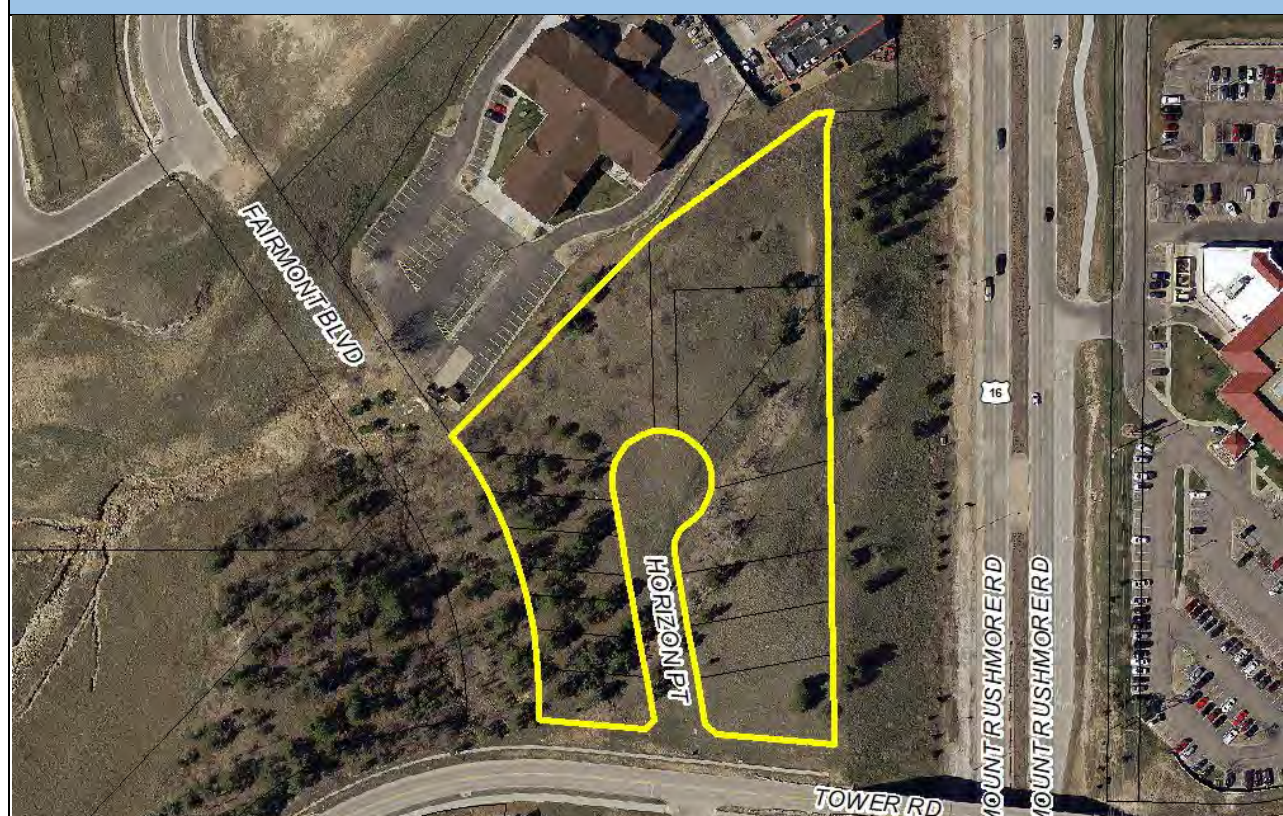
Item #12	
Applicant Request(s)	
Case #20RZ012 – Rezoning request from Office Commercial District to Low Density Residential District II	
Companion Case(s) #19OA006 – Ordinance Amendment to amend Chapter 17.40 of the Rapid City Municipal Code to revise permitted and conditional uses in the Office Commercial District	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request.	
Project Summary Brief	
<p>The City is initiating this Rezoning request in association with an Ordinance Amendment (File #19OA006) to revise the permitted and conditional uses in the Office Commercial District. There are nine additional Rezoning requests associated with the Ordinance Amendment on this Planning Commission agenda. The revisions to the Zoning Ordinance include removing single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. The 15 properties are currently zoned Office Commercial District and have recently been platted for single-family and townhome development. This Rezoning request will ensure that proposed development continues to comply with the Zoning Ordinance.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: Tablerock Inc	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Located northwest of the intersection of Tower Road and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Brielle Subdivision
Land Area	3.57 acres
Existing Buildings	Void of structural development
Topography	Drops approximately 36 feet in elevation from south to north
Access	Horizon Point
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	MUC / Entrance Corridor	Single-family dwellings and vacant lots
Adjacent North	GC-PD	MUC / Entrance Corridor	Hotel
Adjacent South	OC-PD	UN / Entrance Corridor	No structural development
Adjacent East	GC	MUC / Entrance Corridor	Medical offices
Adjacent West	LDR-II	UN	No structural development

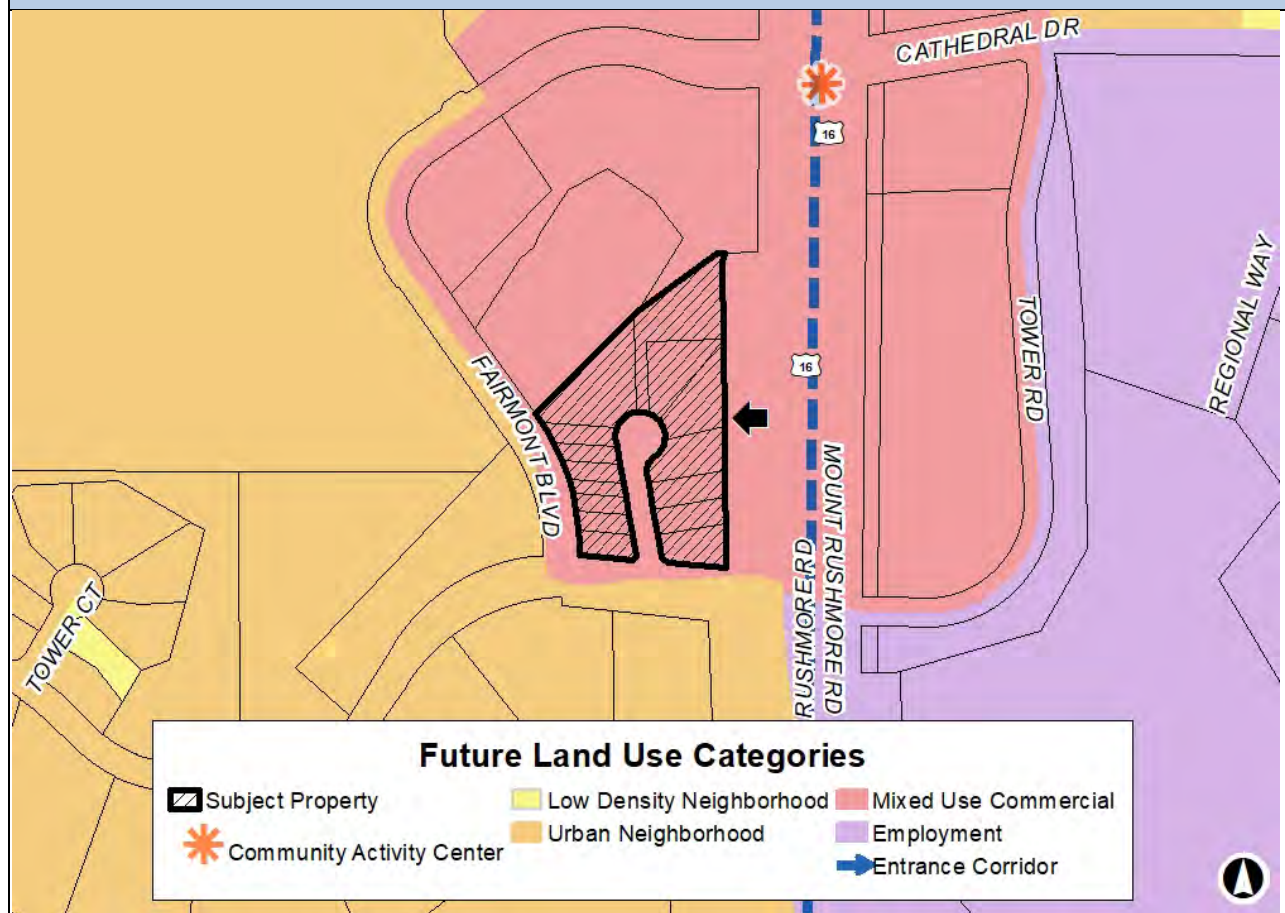
Zoning Map



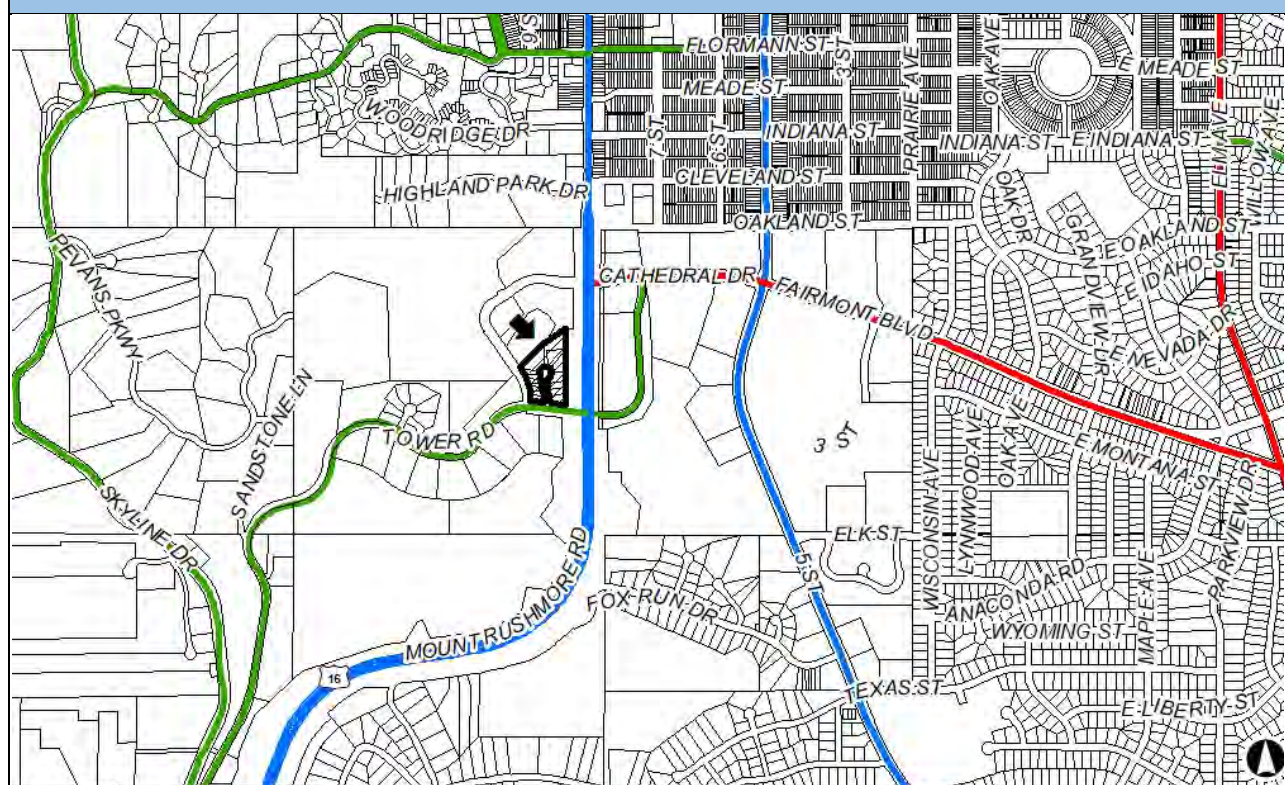
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan







Relevant Case History			
Case/File#	Date	Request	Action
19PD049	01/09/2020	Planned Development Designation Revocation	PC approved
Relevant Zoning District Regulations			
Low Density Residential District II	Required	Proposed	
Lot Area	6,500 square feet	Minimum 6,500 sf per lot	
Lot Frontage / Lot Width	25 feet	N/A	
Maximum Building Heights	2½ stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet	N/A	
• Rear	25 feet	N/A	
• Side	12 feet	N/A	
• Street Side	25 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 per unit	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 properties are zoned Office Commercial District. Currently, the Office Commercial District allows any permitted or conditional use in the Medium Density Residential District. An associated Ordinance Amendment will revise the Office Commercial District to remove single-family dwellings, two-unit townhomes, and duplexes as permitted uses. To ensure that the subject properties continue to comply with the Zoning Ordinance, the City is initiating this Rezoning request.
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 Mixed-Use Commercial. Based on the proposed Rezoning and the existing zoning in the area, a future periodic Comprehensive Plan update will include changing the future land use of the subject property from Mixed-Use Commercial 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 proposed Rezoning request is consistent with the existing zoning in the area and the current land uses. It does not appear that the proposed amendment will have an adverse effect.

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 the subject property from Mixed-Use Commercial to Urban Neighborhood.
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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-3.1B	Future Land Use Flexibility: The properties are platted with the intent to develop single-family and townhome dwellings. Adjacent residential properties are zoned Low Density Residential District II and identified as Urban Neighborhood on the Future Land Use Map. The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Mixed-Use Commercial to Urban Neighborhood.
 A Vibrant, Livable Community	
LC-3.1A	Retain and Enhance Existing Housing Stock: The proposed Rezoning request will ensure that the proposed residential development will continue to comply with the Zoning Ordinance.
LC-5.2B	Reduce Barriers: An associated Ordinance Amendment will remove single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. The proposed Rezoning requests will ensure that existing and proposed low intensity residential development continues to comply with the Zoning Ordinance.
 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):	Mixed-Use Commercial / Entrance Corridor

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:	U.S. Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The City is initiating an Ordinance Amendment and associated Rezoning requests to ensure that existing single-family, townhome, and duplex development located in the Office Commercial District continues to comply with the Zoning Ordinance once these uses are removed as permitted uses in the Office 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. This Rezoning request is being initiated by the City to ensure that existing and proposed single-family, townhome, and duplex development located in the Office Commercial District continues to comply with the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District. The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the property to Urban Neighborhood.

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