



# Rapid City Planning Commission

## Rezoning Project Report

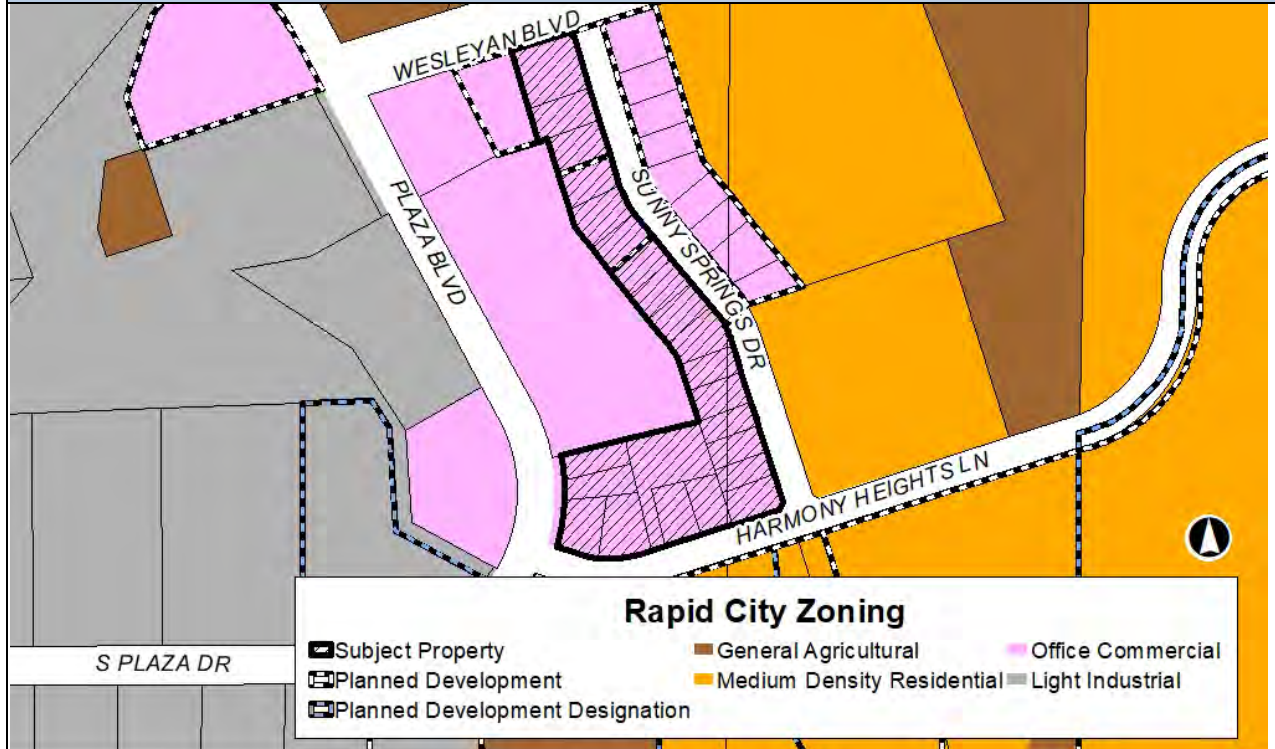
April 23, 2020

<b>Item #5</b>	
<b>Applicant Request(s)</b>	
Case #20RZ003 – Rezoning request from Office Commercial District to Medium Density Residential District	
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	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends approval of the Rezoning request.	
<b>Project Summary Brief</b>	
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 23 subject properties are currently zoned Office Commercial District and are developed with two-unit townhomes. This Rezoning request will ensure that the existing dwellings continue to comply with the Zoning Ordinance.	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: Multiple owners	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
<b>Subject Property Information</b>	
Address/Location	Located northeast of the intersection of South Plaza Drive and Harmony Heights Lane
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Fountain Springs Park Subdivision
Land Area	3.44 acres
Existing Buildings	Two-unit townhomes
Topography	Rises in elevation from west to east
Access	Plaza Boulevard, Harmony Heights Lane, and Sunny Springs Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

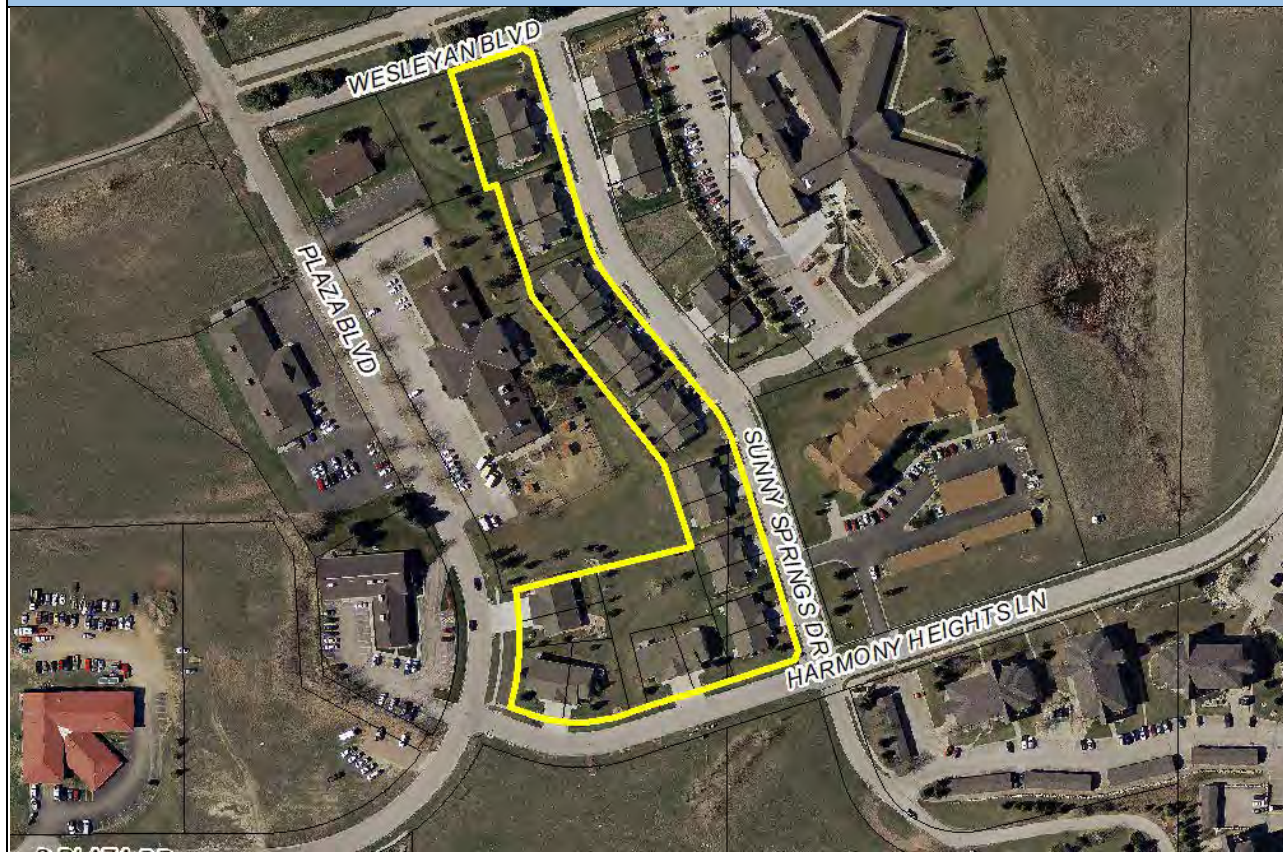
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC - PD	UN and MUC	Townhomes
Adjacent North	GA	UN	Church
Adjacent South	MDR-PDD	UN and LI	No structural development
Adjacent East	OC-PD and MDR	UN	Townhomes and Fountain Springs Healthcare
Adjacent West	OC	UN and LI	Youth and Family Services

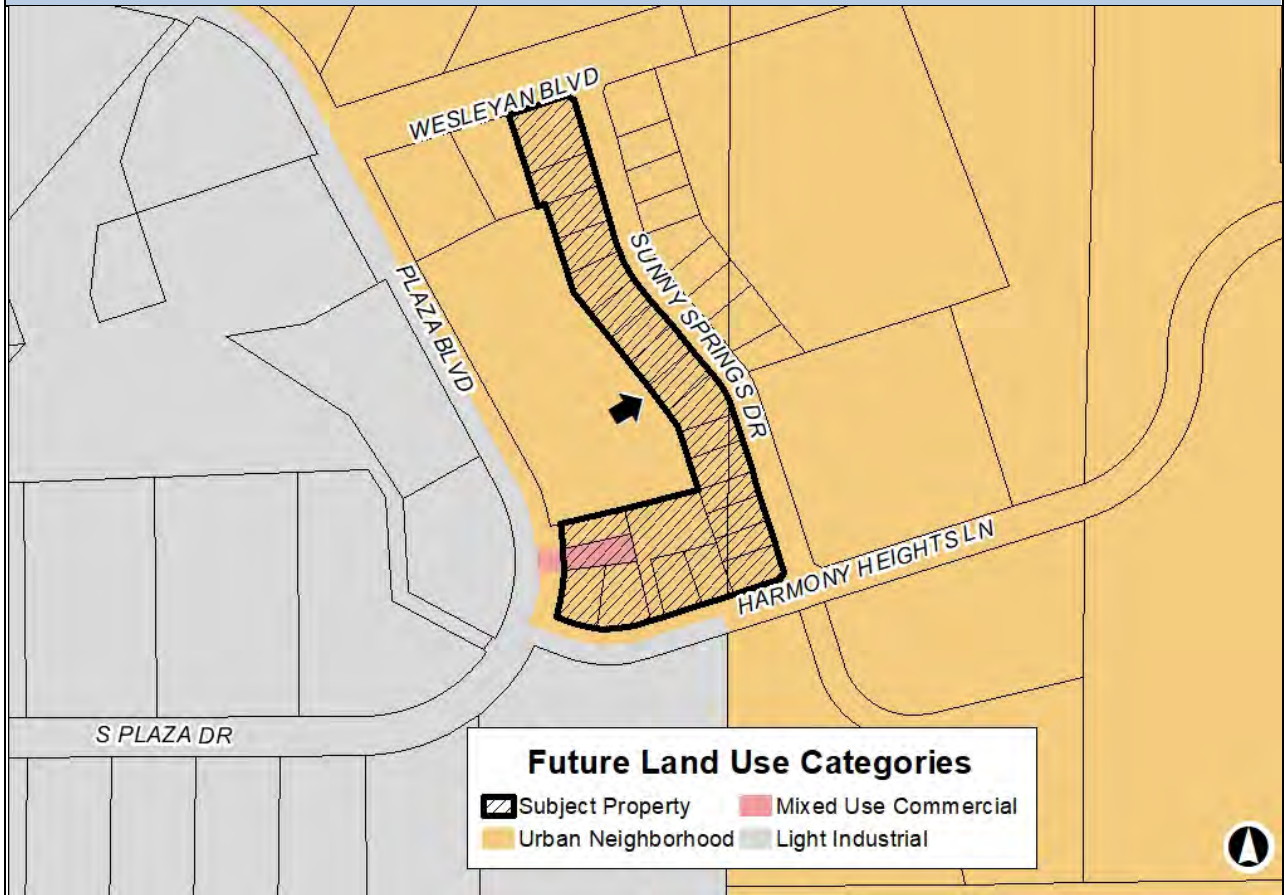
**Zoning Map**



**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
07PD063	09/06/2007	Major Amendment to a Planned Development	PC approved with stipulations
05PD010	03/10/2005	Initial and Final Planned Development	PC approved with stipulations
<b>Relevant Zoning District Regulations</b>			
<b>Medium Density Residential District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		4,000 square feet	3.44 acres
Lot Frontage / Lot Width		25 feet	As per Planned Development
Maximum Building Heights		3 stories or 35 feet	As per Planned Development
Maximum Density		30%	As per Planned Development
Minimum Building Setback:			
• Front		20 feet	As per Planned Development
• Rear		25 feet	As per Planned Development
• Side		8 feet	As per Planned Development
• Street Side		20 feet	As per Planned Development
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	As per Planned Development
• # 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

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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 Urban Neighborhood with one lot identified as Mixed-Use Commercial. The Medium Density Residential District is identified as a suitable zoning designation in the Urban Neighborhood. 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 one lot 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 one lot from Mixed-Use Commercial to Urban Neighborhood. The remaining properties are currently identified as Urban Neighborhood on the Future Land Use Plan.

**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**

	<b>A Balanced Pattern of Growth</b>
BPG-3.1B	Future Land Use Flexibility: The properties are developed with two-unit townhomes. Adjacent residential properties are zoned Medium Density Residential District 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 one lot from Mixed-Use Commercial to Urban Neighborhood.
	<b>A Vibrant, Livable Community</b>
LC-3.1A	Retain and Enhance Existing Housing Stock: The proposed Rezoning request will ensure that the existing residential development continues 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 low intensity residential development continues to comply with the Zoning Ordinance.
	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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.
<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Urban Neighborhood / Mixed-Use Commercial
<b>Design Standards:</b>	
N/A	As noted previously, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the one property identified as Mixed-Use Commercial to Urban Neighborhood.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Deadwood Avenue Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
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.

<b>Findings</b>	
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 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 one property from Mixed-Use Commercial to Urban Neighborhood.	

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