



Rapid City Planning Commission

Rezoning Project Report

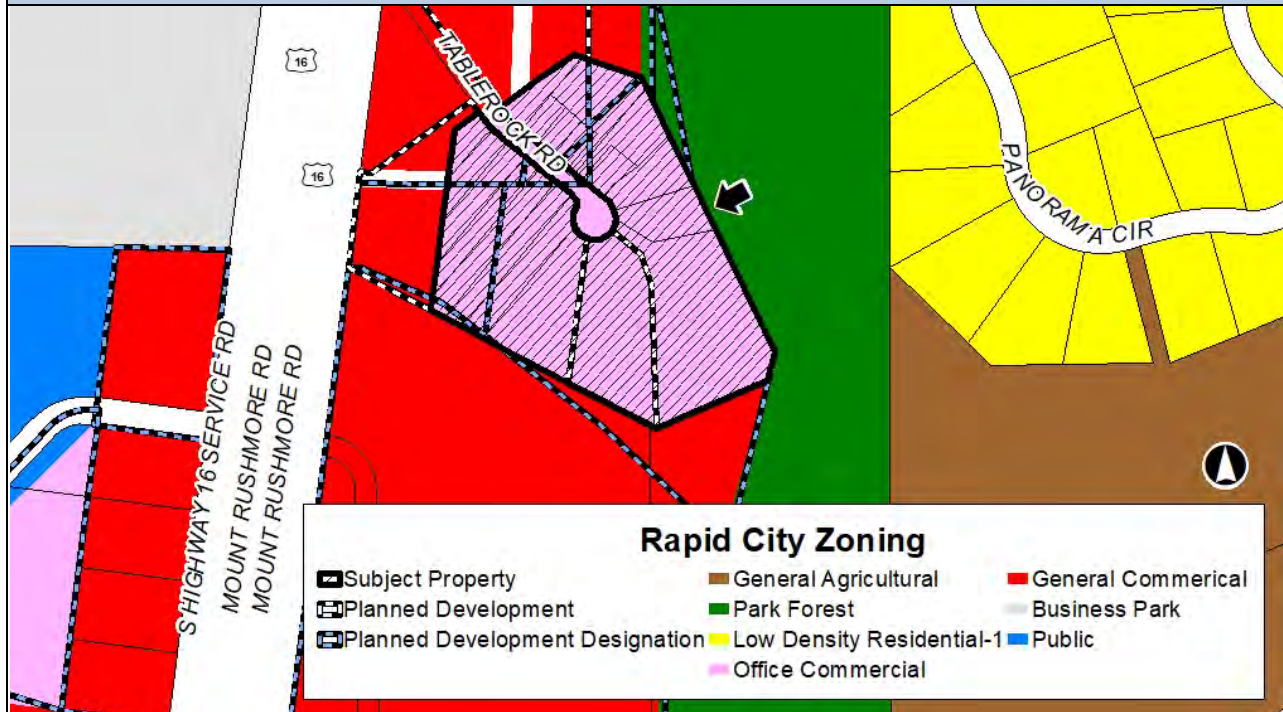
April 23, 2020

Item #7	
Applicant Request(s)	
Case #20RZ005 – 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	
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 19 subject properties located in the Tower Ridge 2 Subdivision are currently zoned Office Commercial District and are developed with single-family dwellings and two-unit townhomes. This Rezoning request will ensure that the existing dwellings continue to comply with the Zoning Ordinance.	
Applicant Information	Development Review Team Contacts
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
Subject Property Information	
Address/Location	Located southeast of the intersection of Tablerock Road and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Tower Ridge 2
Land Area	13.56 acres
Existing Buildings	Single-family and townhomes
Topography	Drops in elevation from Tablerock Road to the north, south, and east
Access	Tablerock Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

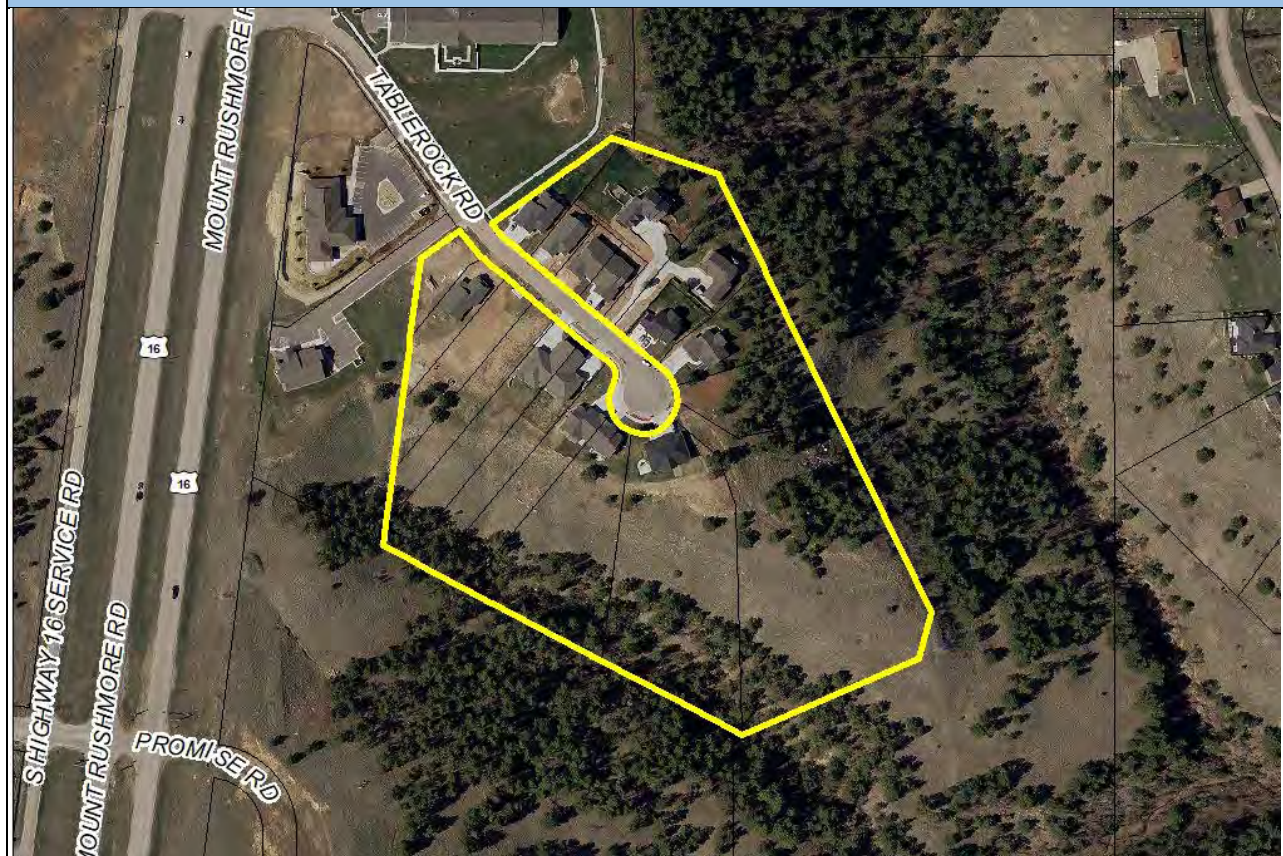
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD	MUC	Single-family and townhomes
Adjacent North	GC-PD	MUC – Entrance Corridor	Assisted living facility
Adjacent South	GC-PDD	MUC – Entrance Corridor	No structural development
Adjacent East	PF	FC	No structural development
Adjacent West	GC-PD	MUC – Entrance Corridor	Dental offices

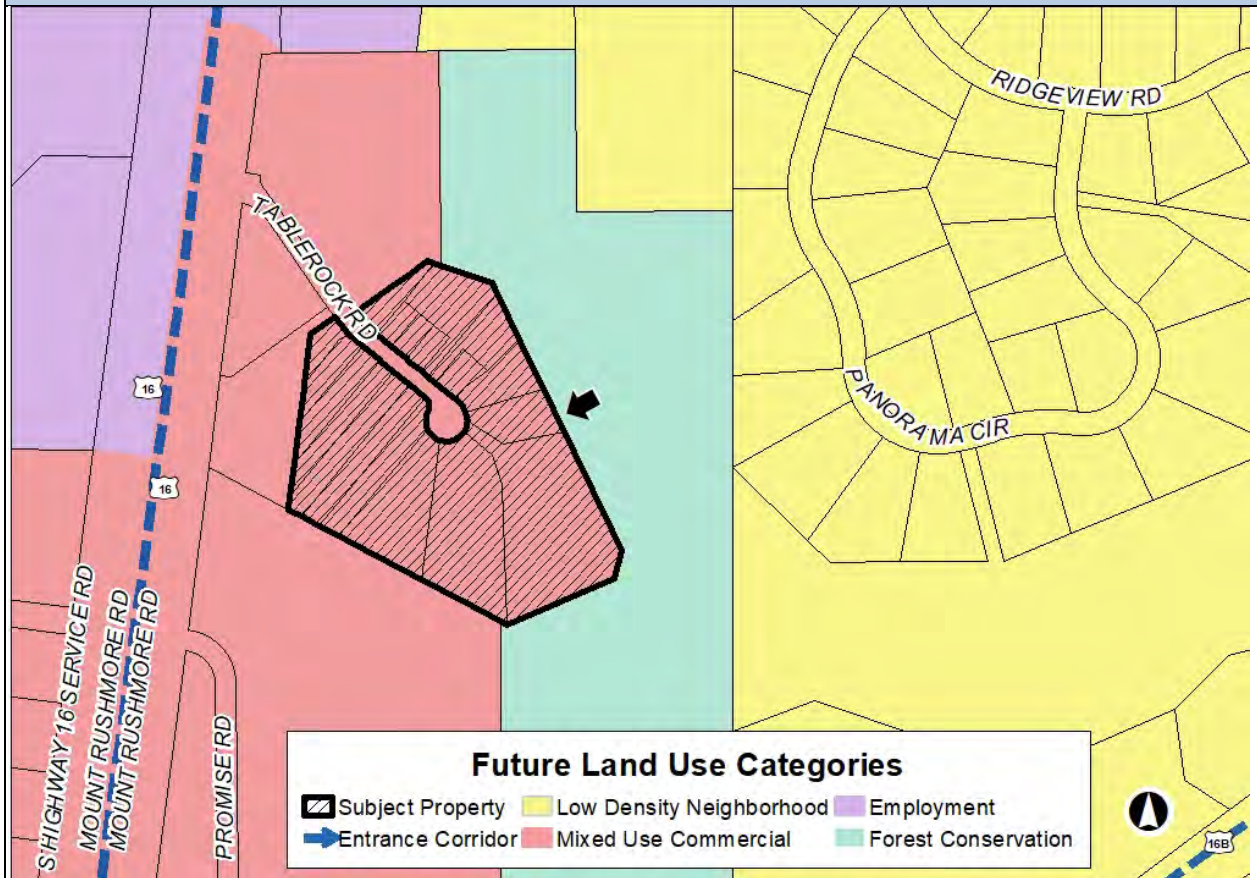
Zoning Map



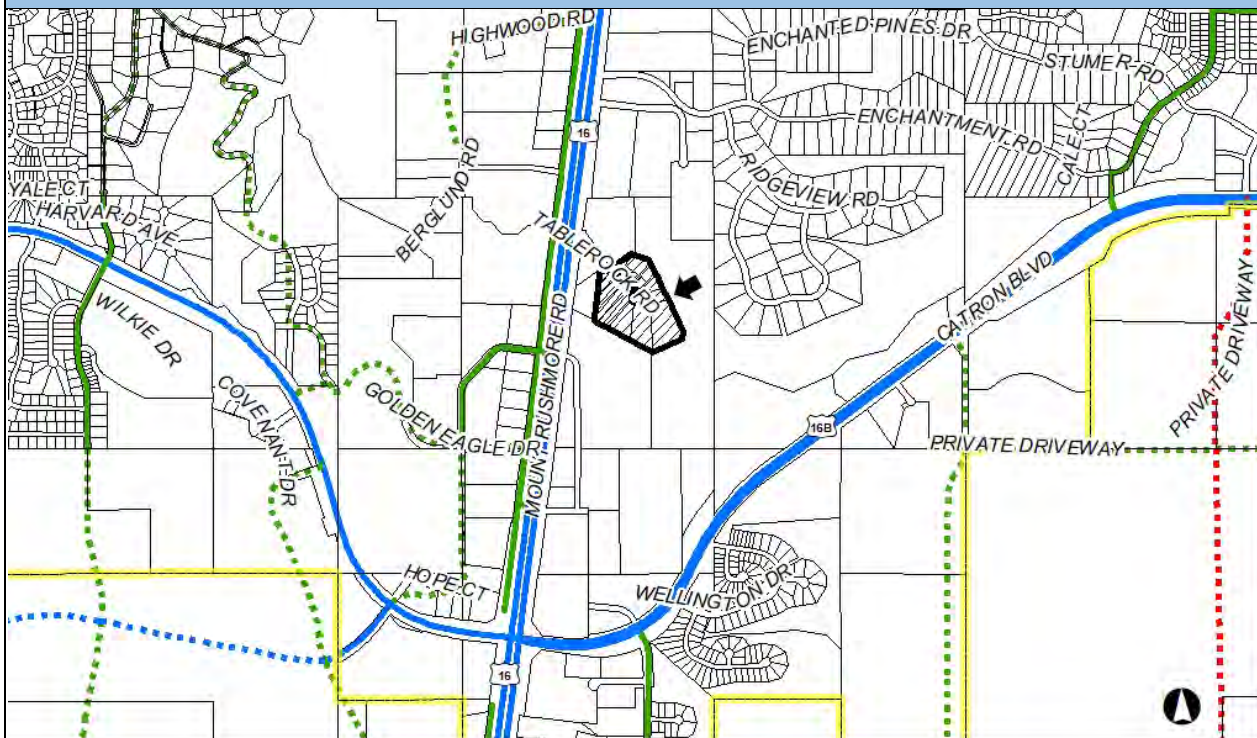
Existing Land Uses



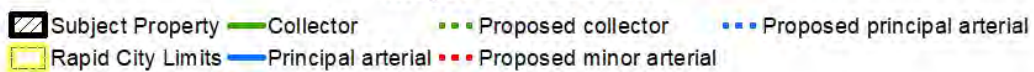
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan







Relevant Case History			
Case/File#	Date	Request	Action
14PD039	01/22/2015	Major Amendment to a Planned Development to reduce setbacks	PC approved with revised stipulations
14PD026	09/04/2014	Final Planned Development to allow a residential development	PC approved with stipulations
Relevant Zoning District Regulations			
Low Density Residential District - II		Required	Proposed
Lot Area		4,000 and 6,500 square feet	13.56 acres
Lot Frontage / Lot Width		25 feet	As per Planned Development
Maximum Building Heights		2½ 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		12 feet	As per Planned Development
• Street Side		N/A	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 dwelling	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

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. The properties are currently developed with single-family dwellings and two-unit townhomes. This Rezoning request will ensure that the existing dwellings continue to comply with the Zoning Ordinance. Please note that the City will not initiate a Comprehensive Plan Amendment to change the Future Land Use Plan because the properties are located in a Mixed-Use Commercial Corridor adjacent to an Entrance Corridor and a Principal Arterial Street as shown on the City's Major Street Plan. Any future redevelopment of the area should

	be in line with uses appropriate within a Mixed-Use Commercial designation.
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 properties are currently developed with single-family dwellings and two-unit townhomes. 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.	<p>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.</p> <p>As noted previously, the City will not initiate a Comprehensive Plan Amendment to change the Future Land Use Plan because the properties are located in a Mixed-Use Commercial Corridor adjacent to an Entrance Corridor and a Principal Arterial Street as shown on the City's Major Street Plan. Any future redevelopment of the area should be in line with uses appropriate within a Mixed-Use Commercial designation.</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	
	A Balanced Pattern of Growth
BPG-3.1B	Future Land Use Flexibility: The properties are developed with single-family dwellings and two-unit townhomes. To ensure that the subject properties continue to comply with the Zoning Ordinance, the City is initiating this Rezoning request.
	A Vibrant, Livable Community
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.
	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

Design Standards:

N/A

The proposed Rezoning request will ensure that the existing residential development continues to comply with the Zoning Ordinance.

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 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.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.