



Rapid City Planning Commission

Rezoning Project Report

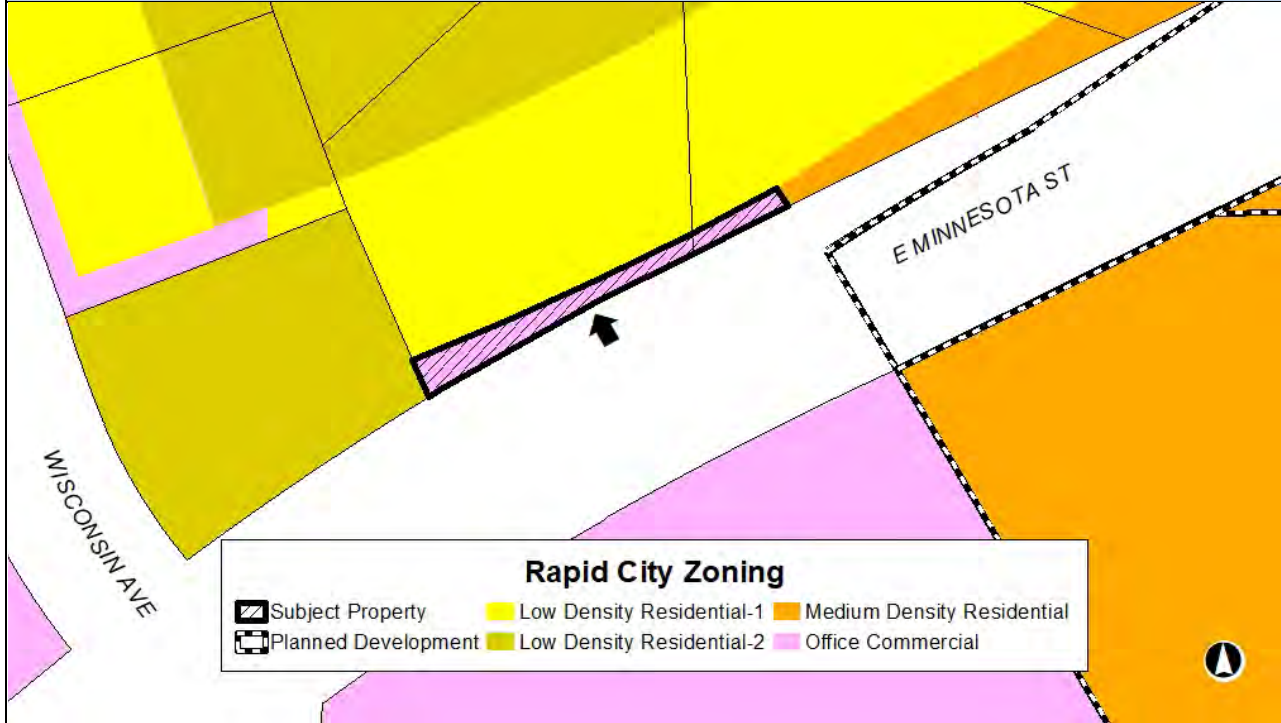
May 7, 2020

Item #3	
Applicant Request(s)	
Case #20RZ026 – Rezoning request from Office Commercial District to Low 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	
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. The revisions to the Zoning Ordinance include removing single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. There are two additional Rezoning requests associated with the Ordinance Amendment on this Planning Commission agenda.</p> <p>The two lots are developed with single-family dwellings and are currently zoned a combination of Low Density Residential District I, Low Density Residential District II, Medium Density Residential District, and Office Commercial District. A single-family dwelling is a permitted use in the three residential districts. The proposed Rezoning request is for a small strip of land located on the south side of the two lots. This Rezoning request will ensure that the existing dwellings continue to comply with the Zoning Ordinance once the Ordinance Amendment becomes effective.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: Michael Parsons / Billy and Sally Weaver	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	4039 and 4052 Windslow Place
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Robbinsdale #10
Land Area	0.42 acres and 0.3 acres
Existing Buildings	Single-family dwellings
Topography	Rises in elevation from south to north
Access	Windslow Place
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Historic	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-I, LDR-II, MDR, OC	LDN	Single-family dwellings
Adjacent North	LDR-II	LDN	Single-family dwellings
Adjacent South	OC and MDR-PD	LDN and EC	Medical office
Adjacent East	LDR-I, LDR-II, MDR	LDN	Single-family dwelling
Adjacent West	LDR-II	LDN	Single-family dwelling

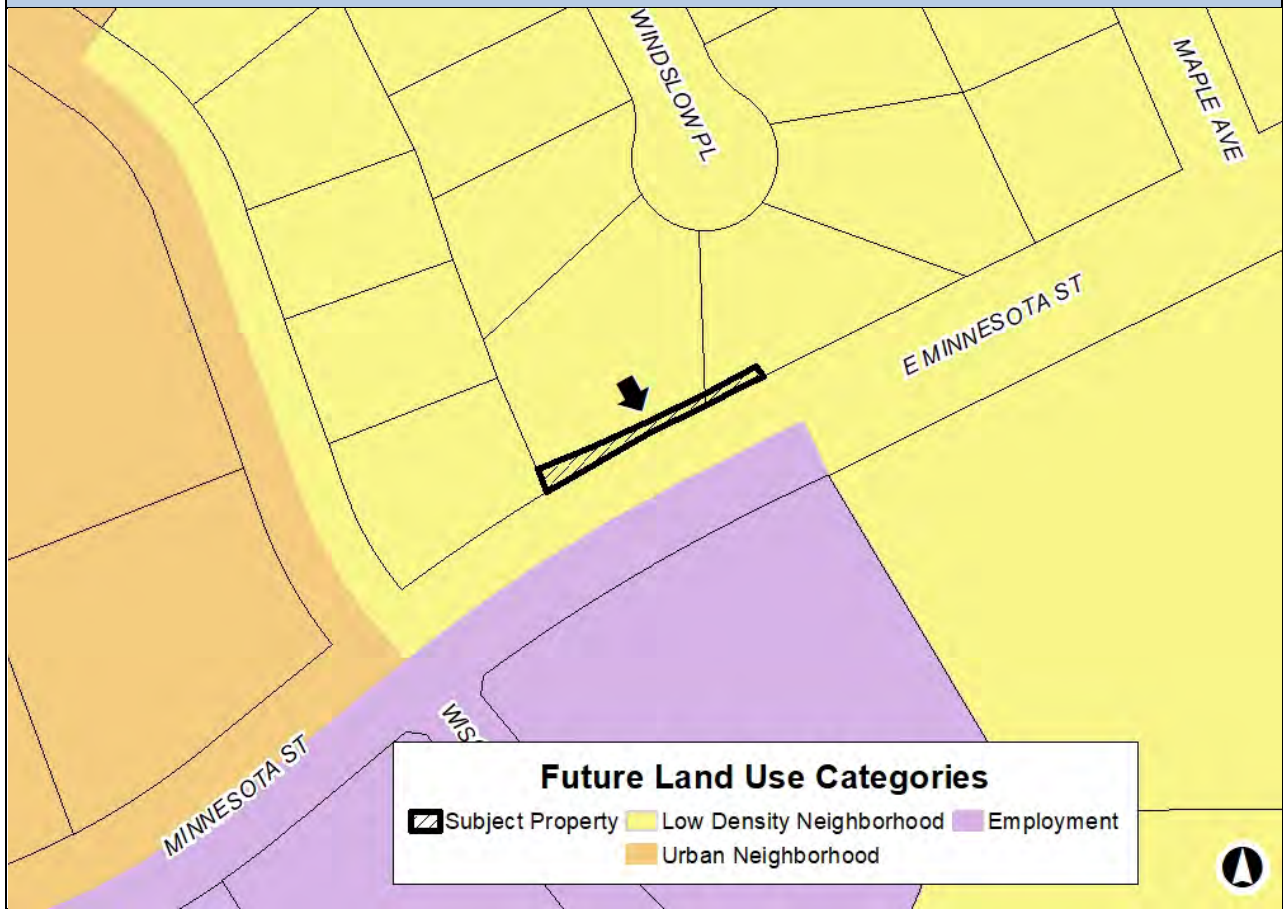
Zoning Map



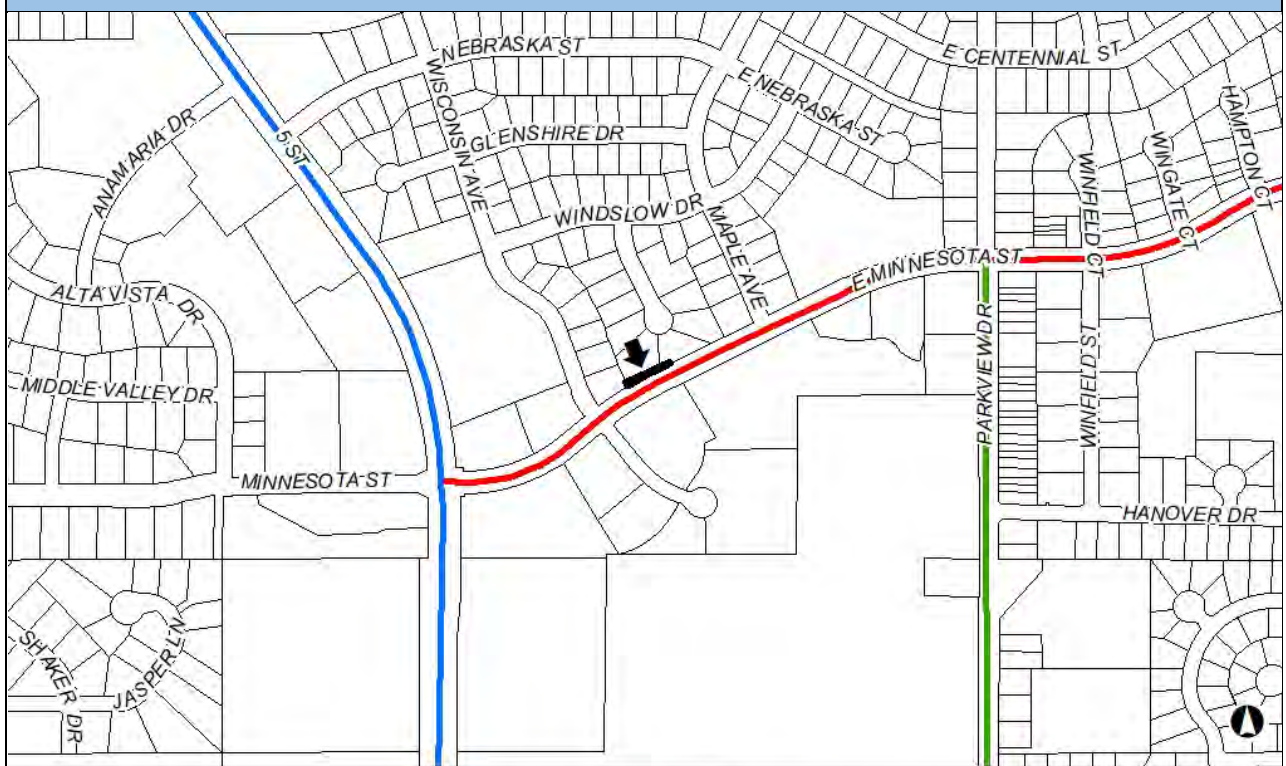
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

▨ Subject Property — Collector — Minor arterial — Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	18,295 sf and 13,068 sf	
Lot Frontage / Lot Width	25 feet	50 feet	
Maximum Building Heights	2½ stories or 35 feet	Existing development	
Maximum Density	30%	Existing development	
Minimum Building Setback:			
• Front	20 feet	Existing development	
• Rear	25 feet	Existing development	
• Side	12 feet	Existing development	
• Street Side	25 feet	Existing 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	2	
• # 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 two lots are zoned a combination of Low Density Residential District I, Low Density Residential District II, Medium Density Residential District, and 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 property continues 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 Low Density Neighborhood. The proposed Rezoning to Low Density Residential District I is in compliance with the adopted Comprehensive Plan.
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 use. 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	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 continue to comply with

elements, major road plan, land use plan, community facilities plan and others.	the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District.
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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
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BPG-3.1B	Future Land Use Flexibility: The properties are developed with single-family dwellings. Adjacent residential properties are zoned Low Density Residential District I, Low Density Residential District II, and Medium Density Residential District. The areas zoned Office Commercial District are being Rezoned to Low Density Residential District I as that is the abutting zoning on the lots.
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	A Vibrant, Livable Community
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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.
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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.
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	Efficient Transportation and Infrastructure Systems
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	N/A
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	Economic Stability and Growth
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	N/A
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	Outstanding Recreational and Cultural Opportunities
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	N/A
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	Responsive, Accessible, and Effective Governance
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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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
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Design Standards:

N/A	The proposed Rezoning request will ensure that the existing residential development continues to comply with the Zoning Ordinance.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	South Robbinsdale 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. The proposed Rezoning request is in compliance with the Future Land Use Plan.	

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