



Rapid City Planning Commission

Rezoning Project Report

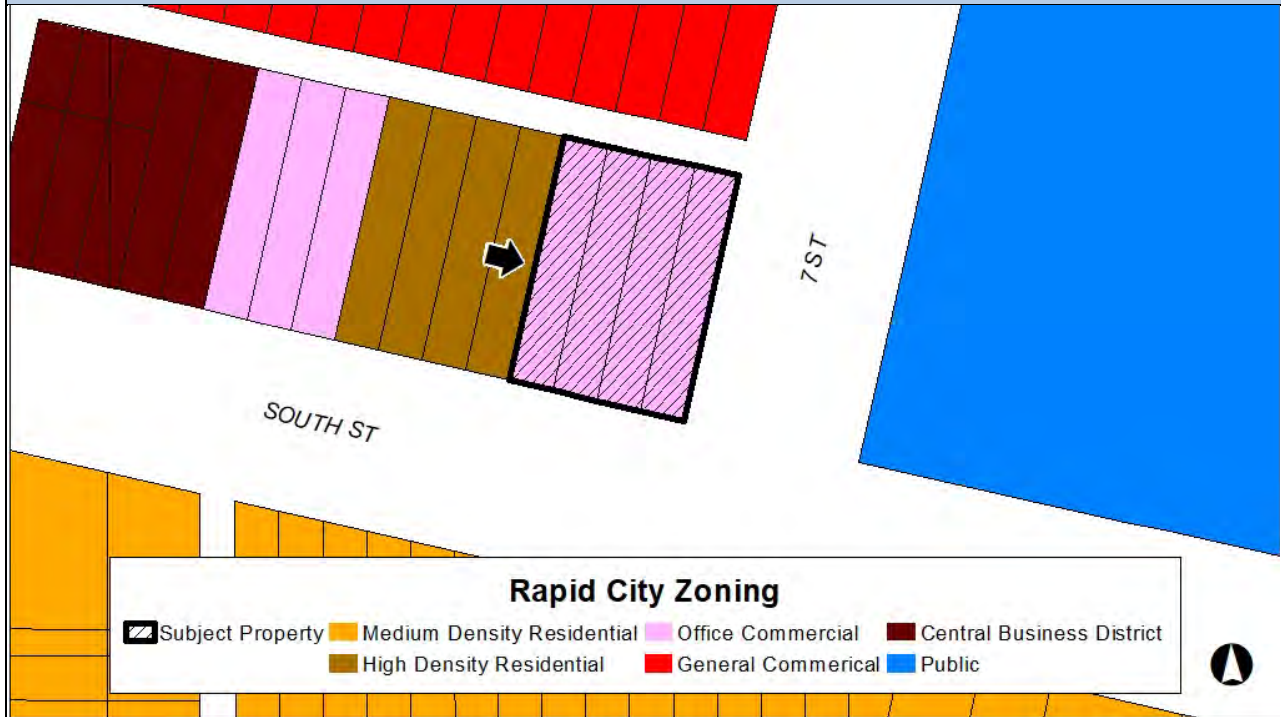
May 21, 2020

Item #2	
Applicant Request(s)	
Case #20RZ029 – Rezoning request from Office Commercial District to High Density Residential District	
Companion Case(s) N/A	
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.</p> <p>The subject property is currently developed with a five-unit multi-family dwelling. A multi-family dwelling will continue to be a permitted use in the Office Commercial District once the Ordinance Amendment is approved. However, the property owner requested that the subject property be included in the City sponsored Rezoning requests.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: L and L Wright Investments LLC	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	706 South Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Original Town of Rapid City
Land Area	0.32 acres
Existing Buildings	Multi-family dwelling
Topography	Rises in elevation from north to south
Access	South Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Historic	West Boulevard Historic District / Contributing Structure

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC	DT	Multi-family
Adjacent North	GC	DT	Dental office
Adjacent South	MDR	UN	Multi-family
Adjacent East	P	P/QP	School
Adjacent West	HDR	DT	Multi-family

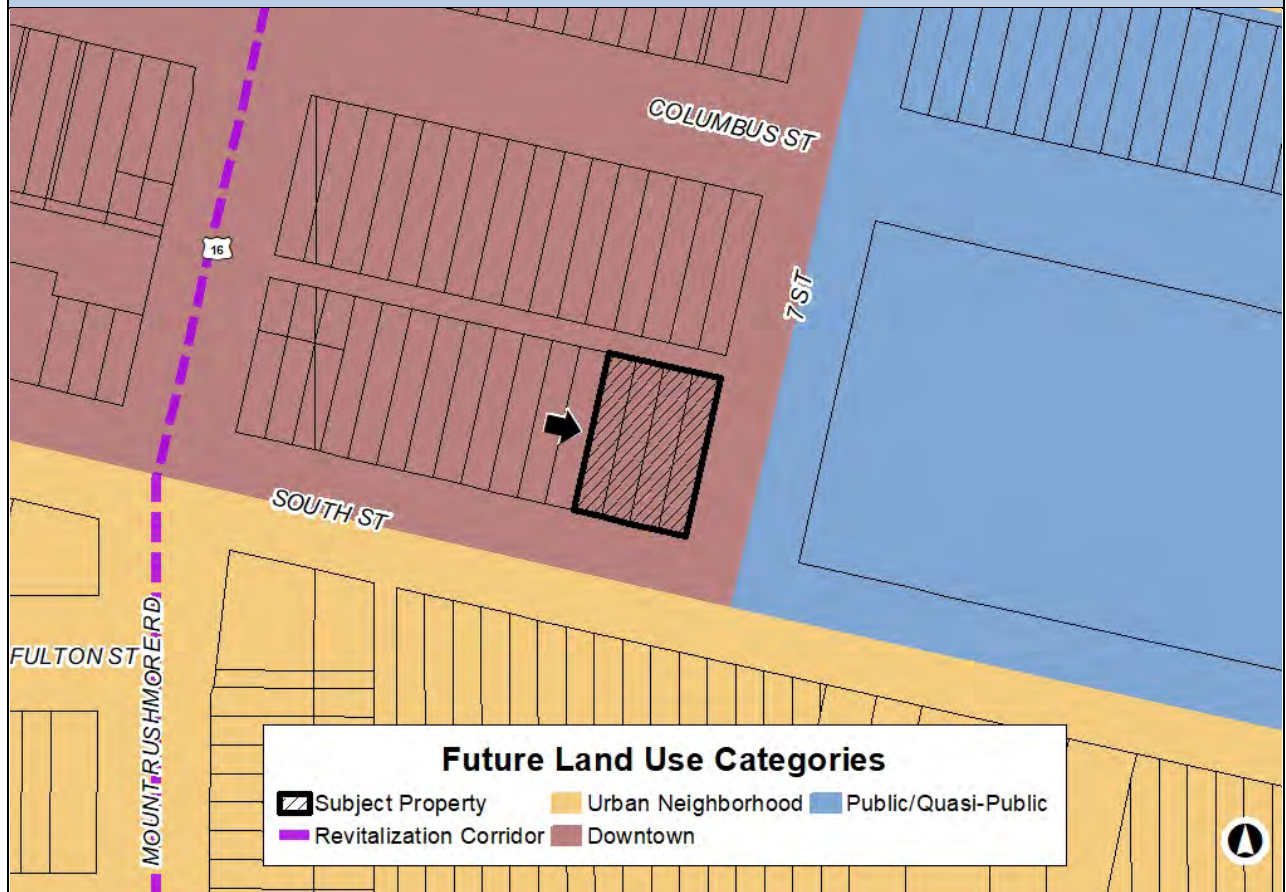
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Public/Quasi-Public
- Revitalization Corridor
- Downtown

Parks or Transportation Plan



Major Street Plan







- Subject Property
- Collector
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
High Density Residential District	Required	Proposed	
Lot Area	12,500 square feet	13,940 square feet	
Lot Frontage / Lot Width	25 feet	100 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	8	Existing 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.	An associated Ordinance Amendment will revise the Office Commercial District to remove single-family dwellings, two-unit townhomes, and duplexes as permitted uses. The property owner requested that the subject property be included in the City sponsored Rezoning.
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 Downtown. The proposed Rezoning to High Density Residential District 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 elements, major road plan, land use plan, community facilities plan and others.	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 the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District. The property owner requested that the subject property be included in the City sponsored Rezoning.

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: Adjacent residential properties are zoned High Density Residential District and identified as Downtown on the Future Land Use Map.
	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.
	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):	Downtown
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:	Downtown / Skyline Drive 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. The property owner requested that the subject property be included in the City sponsored Rezoning.

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 at the property owners request in association with an Ordinance Amendment to the Office Commercial District. The proposed Rezoning request is in compliance with the Future Land Use Plan.

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