



# Rapid City Planning Commission

## Rezoning Project Report

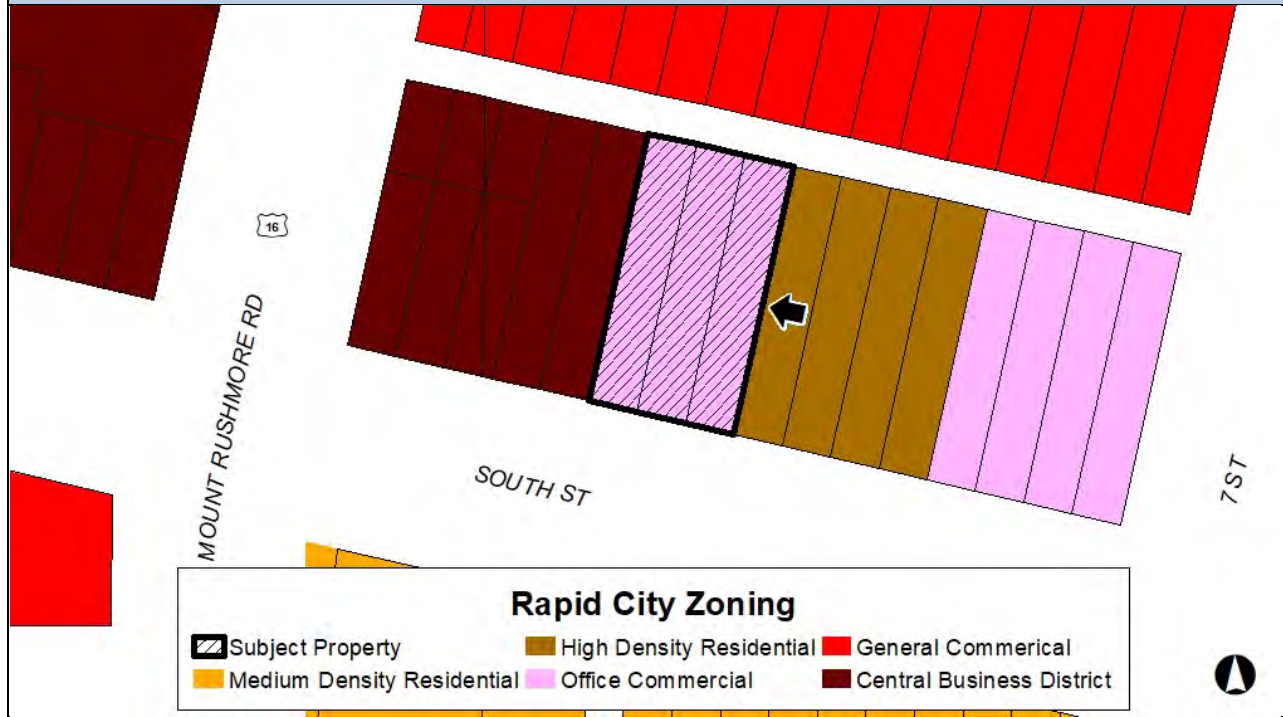
June 4, 2020

<b>Item #4</b>	
<b>Applicant Request(s)</b>	
Case #20RZ032 – Rezoning request from Office Commercial District to High 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>	
<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 revision to the Zoning Ordinance included removing single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. The subject property is currently zoned Office Commercial District and is developed with a single-family dwelling. This Rezoning request will ensure that the existing dwelling continues to comply with the Zoning Ordinance. Staff previously withdrew a City initiated Rezoning request (File #20RZ008) for this property as it appeared that the property was developed with a commercial land use. The applicant has confirmed that the property is not being used for any commercial purposes. Subsequently, the property owner has requested that the property be Rezoned to High Density Residential District.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: Whillock Rental Properties	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	726 South Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Original Town of Rapid City
Land Area	0.24 acres
Existing Buildings	Single-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	Single-family dwelling
Adjacent North	GC	DT	Fast-food restaurant
Adjacent South	MDR	UN	Single-family dwelling
Adjacent East	HDR	DT	Single-family dwelling
Adjacent West	CB	DT	Single-family dwelling

**Zoning Map**

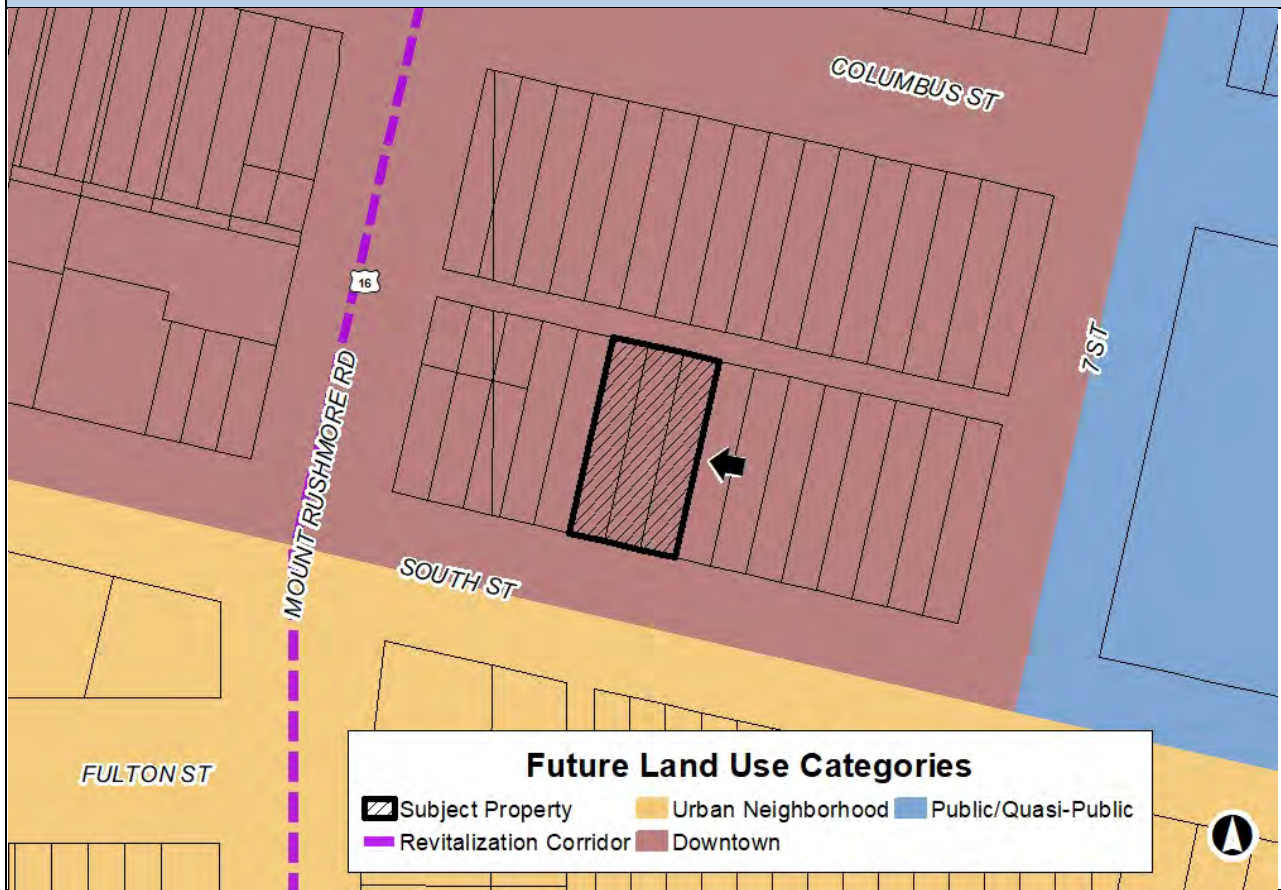


**Existing Land Uses**





## 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>
20RZ008	N/A	Rezoning request from Office Commercial District to High Density Residential District	Withdrawn
<b>Relevant Zoning District Regulations</b>			
High Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	10,454 square feet	
Lot Frontage / Lot Width	25 feet	75 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	N/A	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	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	

<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 property is 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 has been approved that 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 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	The City has initiated 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




use plan, community facilities plan and others.	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**

	<b>A Balanced Pattern of Growth</b>
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BPG-3.1B	Future Land Use Flexibility: The property is developed with a single-family dwelling. Adjacent residential properties are zoned High Density Residential District and identified as Downtown on the Future Land Use Map.
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	<b>A Vibrant, Livable Community</b>
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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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	<b>Efficient Transportation and Infrastructure Systems</b>
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	N/A
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	<b>Economic Stability and Growth</b>
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	N/A
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	<b>Outstanding Recreational and Cultural Opportunities</b>
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	N/A
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	<b>Responsive, Accessible, and Effective Governance</b>
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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**

<b>Future Land Use Plan Designation(s):</b>	Downtown
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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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<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Downtown / Skyline Drive Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	The proposed Rezoning request will ensure that the existing single-family dwelling continues to comply with the Zoning Ordinance.

<b>Findings</b>	
<p>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.</p>	

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