



Rapid City Planning Commission

Rezoning Project Report

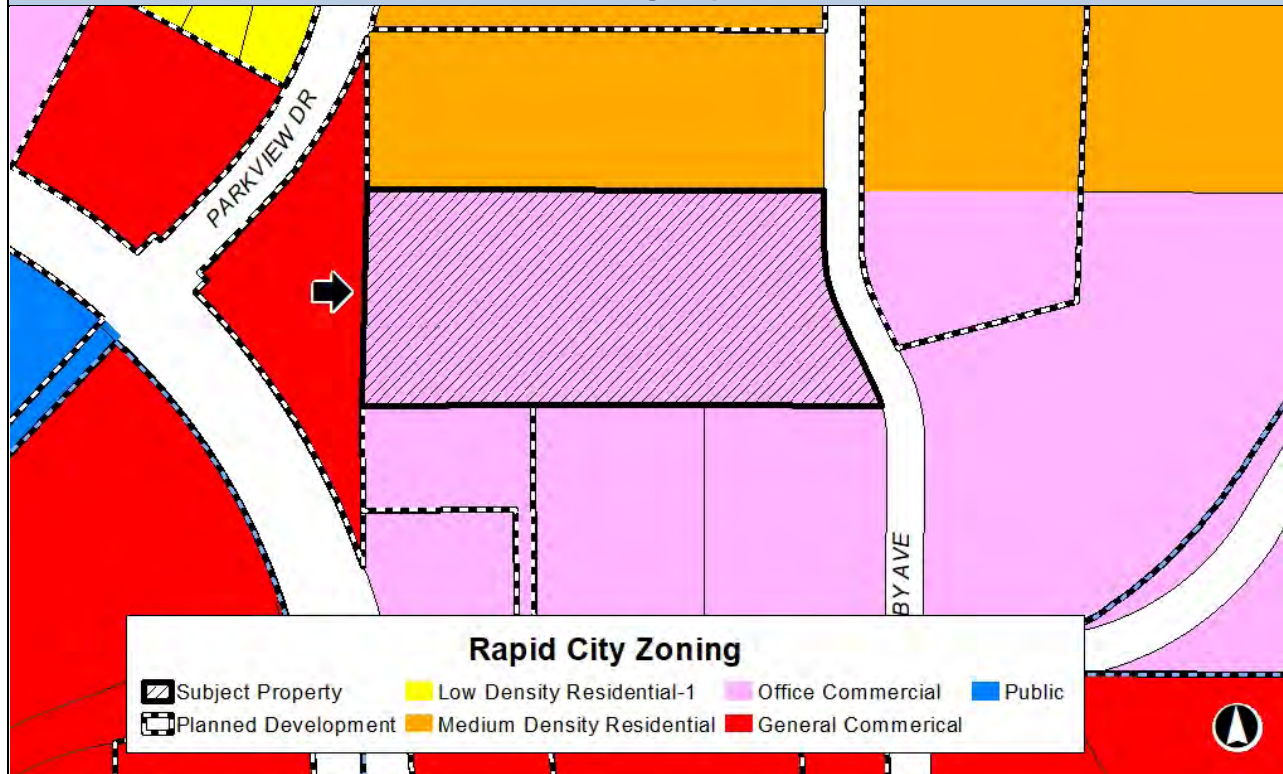
June 4, 2020

Item #7	
Applicant Request(s)	
Case #20RZ030 – Rezoning request from Office Commercial District to Medium 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 included removing single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District.</p> <p>The property owner requested that the subject property be rezoned to Medium Density Residential District in conjunction with the associated Ordinance Amendment. The property is currently void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: Lazy P6 Land Co, Inc	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	Located approximately 350 feet northwest of the intersection of East Stumer Road and Shelby Avenue
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Section 19, T1N, R8E
Land Area	Approximately 4.5 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from east to west
Access	Shelby Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Other	N/A

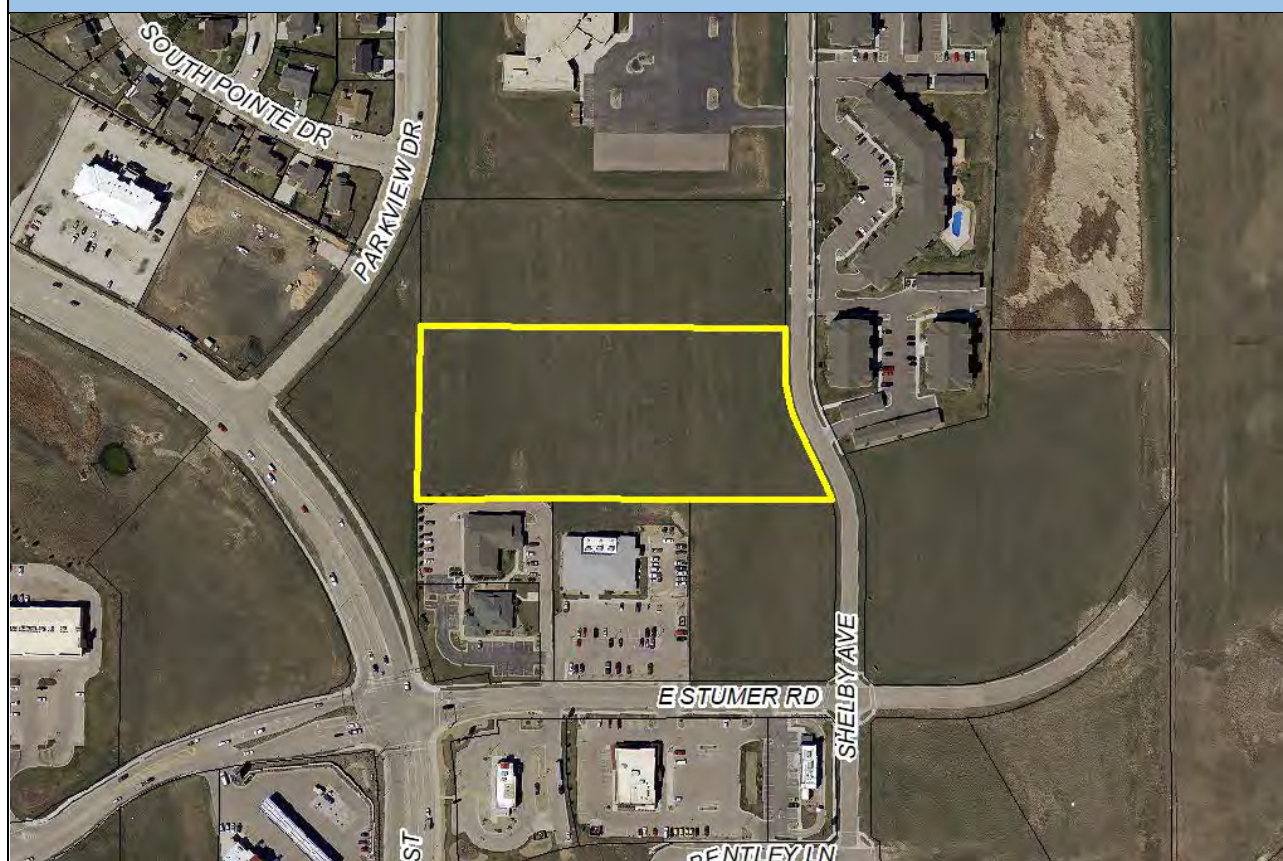
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC	EC	Void of structural development
Adjacent North	MDR	EC	Void of structural development
Adjacent South	OC	EC	Medical offices
Adjacent East	OC	UN	Apartments
Adjacent West	GC-PD	EC	Car wash

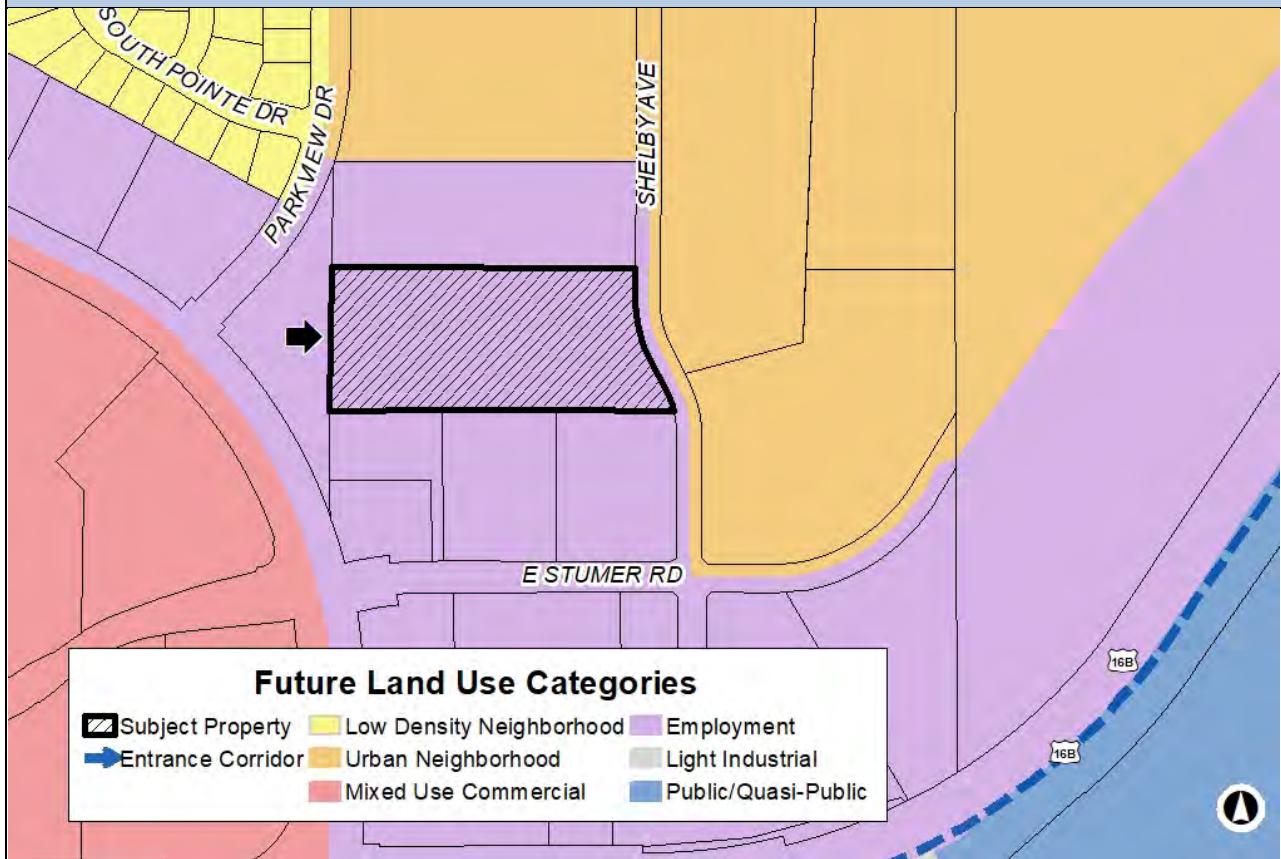
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

Subject Property	Low Density Neighborhood	Employment
Entrance Corridor	Urban Neighborhood	Light Industrial
Mixed Use Commercial	Public/Quasi-Public	

Parks or Transportation Plan



Major Street Plan

Subject Property	Collector	Proposed collector	Proposed principal arterial
Rapid City Limits	Principal arterial	Proposed minor 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	4.5 acres	
Lot Frontage / Lot Width	25 feet	300 feet	
Maximum Building Heights	2½ stories or 35 feet	N/A	
Maximum Density	30%	N/A	
Minimum Building Setback:			
• Front	20 feet	N/A	
• Rear	25 feet	N/A	
• Side	12 feet	N/A	
• 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	N/A	
• # 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 property is zoned Office Commercial District. 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 has requested the Rezoning in conjunction with the Ordinance Amendment.
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 Employment Center. 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 subject property from Employment Center 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. 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 continue 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

	A Balanced Pattern of Growth
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BPG-3.1B	Future Land Use Flexibility: The property is currently void of any structural development. The property owner has indicated that future development may include townhomes and single-family dwellings.
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	A Vibrant, Livable Community
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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 applicant has indicated that future development of the subject property will include single-family dwellings and two-unit townhomes.
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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):	Employment Center
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Design Standards:

N/A	As noted previously, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the property to Urban Neighborhood.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	South Robbinsdale Neighborhood Area
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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
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	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.
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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 conjunction with an associated Ordinance Amendment to revise the uses in the Office Commercial District. The property owner has indicated that the subject property will be developed in the future with single-family dwellings and two-unit townhomes. The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the property to Urban Neighborhood.

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