

Rapid City Planning Commission

Rezoning Project Report

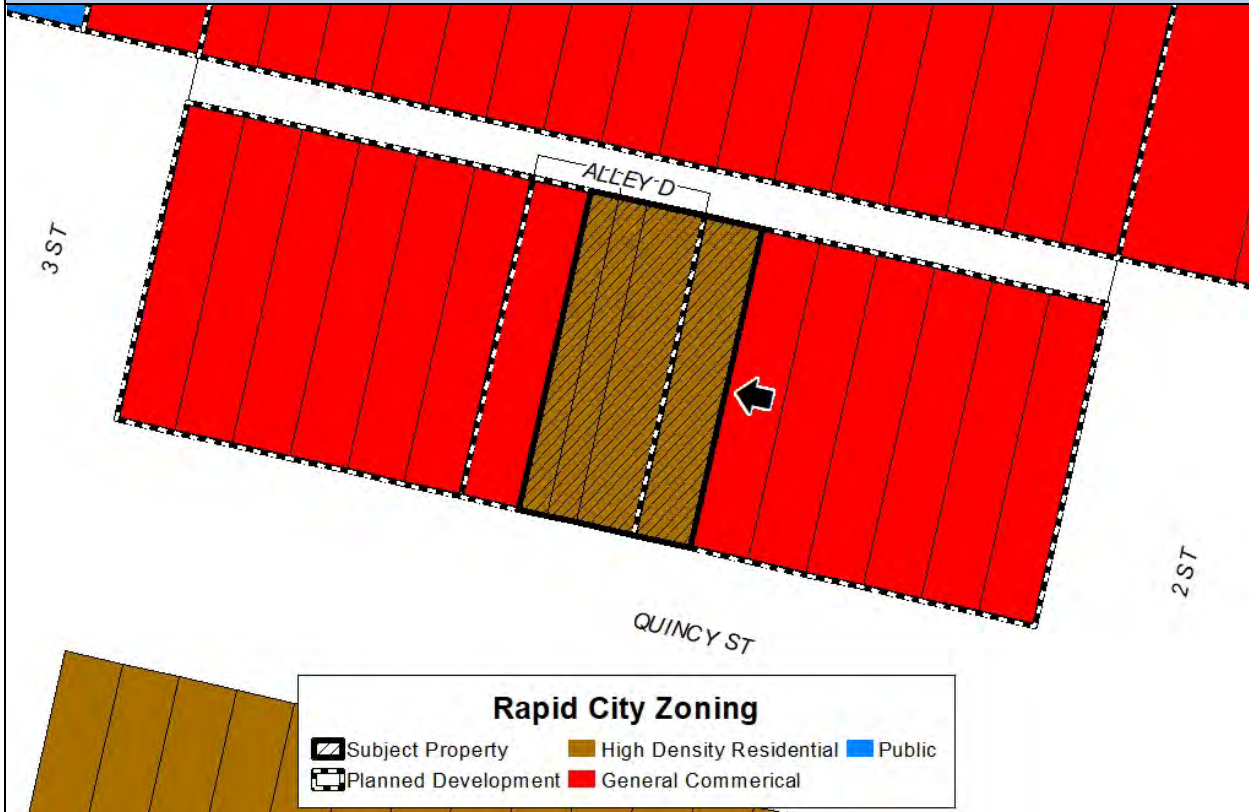
August 27, 2020

Item #5	
Applicant Request(s)	
Case #20RZ033 – Rezoning request from High Density Residential District to General Commercial District	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request to rezone a parcel of land from High Density Residential District to General Commercial District.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a 0.32 acre parcel from High Density Residential District to General Commercial District. The subject property is part of the OneHeart Care Campus and is currently occupied by two vacant structures. The existing structures will be demolished and are identified for redevelopment in the future as part of the mission of the care campus. The subject property is zoned High Density Residential District, which does not allow for a care campus as a permitted use, requiring the review and approval of this Rezoning request prior to initiation of the proposed use on the property.</p> <p>The proposed Care Campus will renovate existing structures located along Kansas City Street, between 3rd and 1st Street. Specifically, the “OneHeart” care campus will include professional medical services, childcare, education, outreach, fitness, recreation, counseling, and other support services for a broad range of people combatting poverty and associated issues. The subject property was identified on the previously approved master plan for the property to be utilized as a future greenhouse and surface parking facility for the development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: OneHeart	Planner: John Green
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	216 and 218 Quincy Street
Neighborhood	Downtown/Skyline Drive Neighborhood Area
Subdivision	Original Town of Rapid City
Land Area	0.32 acres
Existing Buildings	Two vacant commercial structures to be demolished
Topography	Relatively level
Access	Quincy Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

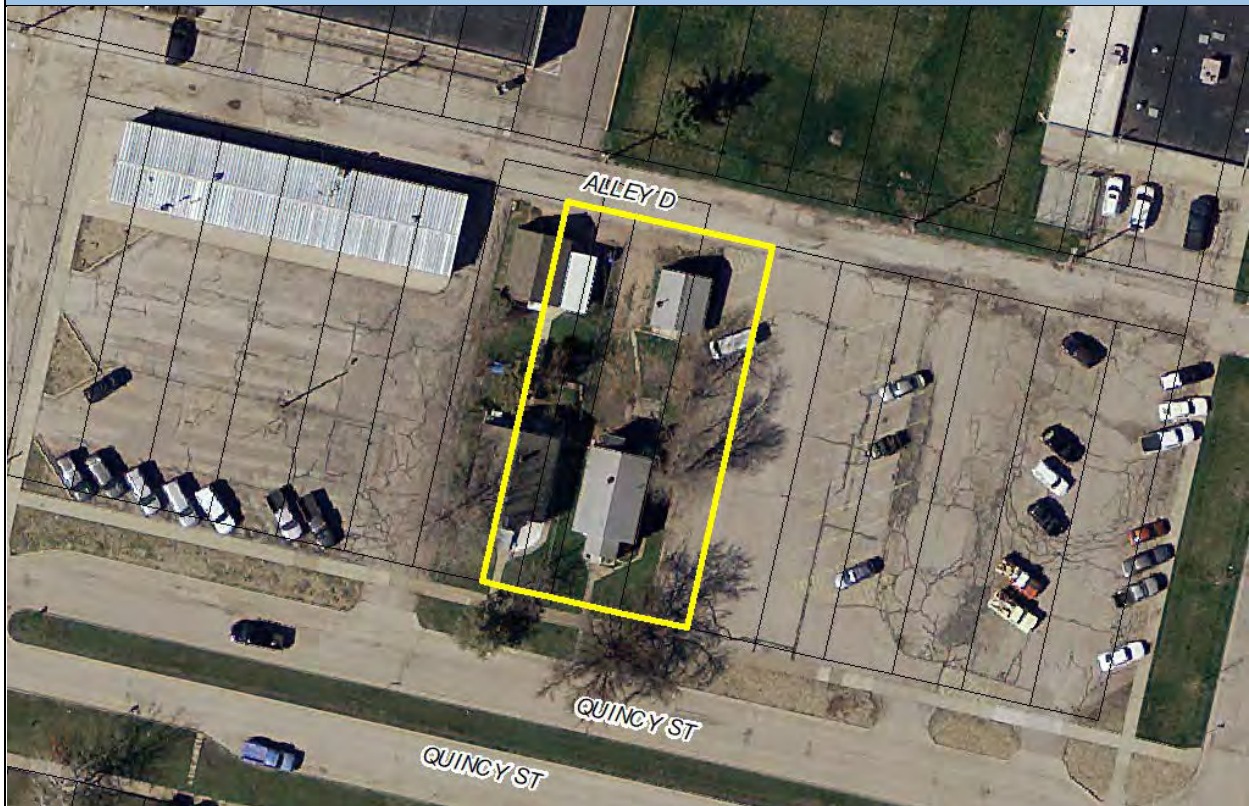
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HDR - PD	DT	OneHeart Campus
Adjacent North	GC-PD	DT	OneHeart Campus
Adjacent South	HDR	UN	Single-family dwellings
Adjacent East	GC-PD	DT	OneHeart Campus
Adjacent West	GC-PD	DT	OneHeart Campus

Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Downtown
- Forest Conservation
- Urban Neighborhood
- Employment
- Public/Quasi-Public

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
20PD003	2/7/20	Major Amendment to a Planned Development Overlay to allow a care campus with medical facilities, childcare, and support services	PC approved 35/20
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	N/A	0.32 acres or 13,939 square feet	
Lot Frontage / Lot Width	N/A	75 feet	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:		N/A	
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	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	N/A	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 applicant has submitted a Rezoning request to rezone a 0.32 acre parcel of land from High Density Residential District to General Commercial District. Specifically, the applicant intends to rezone the subject property so that it can be used as part of the OneHeart Care Campus, a previously approved community service organization offering medical care and support services to impoverished citizens of the community. The current zoning on the property is High Density Residential District, which does not permit a care campus use. In the review of the previously approved Planned Development Overlay, it was stipulated that prior to initiation of the care campus use, the subject property must be rezoned to General Commercial District.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently lists the property as Downtown, which does not list General Commercial District as an appropriate zoning designation. Based on the proposed use on the property and the essential need that it

	will serve in our community, the City's Future Land Use staff is in support of the rezoning request, even though it does not comply with the current designation of Downtown. City staff has indicated that the Future Land Use Plan will not be altered for the proposed rezoning request of the subject property and will remain designated as Downtown, requiring that future development of the property comply with the Future Land Use 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 not in compliance with the City's Future Land Use Plan. However, as noted above, City Long Range planning staff have indicated their support for the proposed rezone based on the essential need it will serve in the community. In the future, new development on the property must be consistent with the City's Future Land Use Plan.
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 proposed development is in compliance with the City Utility and Drainage Plan and Major Street Plan.


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-3.1A:	Balanced Uses: The proposed care campus is a community based service organization that promotes positive community growth. The services provided by the facility itself in addition to the community outreach and nexus of information for related services will enhance citizens' lives within the community.
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 **A Vibrant, Livable Community**

N/A	
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 **A Safe, Healthy, Inclusive, and Skilled Community**

SHIS-2.2B	Joint Use Facilities/Partnerships: The proposed facility will provide individuals a network of other essential service providers in an easy, centralized location, encouraging further engagement and outreach within the community for essential services.
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 **Efficient Transportation and Infrastructure Systems**

T1-2.1A	Major Street Plan Integration: The subject property will be accessed via Quincy Street, which is a Local Street.
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 **Economic Stability and Growth**

N/A	
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 **Outstanding Recreational and Cultural Opportunities**

N/A	
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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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Downtown
Design Standards:	
GDP-MU3	Community Facilities: The proposed care campus provides services for impoverished individuals from the community and surrounding region.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive Neighborhood Area
Neighborhood Goal/Policy:	
DSD-NA1.1D	Reinvestment Corridors: The proposed facility represents redevelopment of an existing site for community serving uses.
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. The proposed Rezoning of the property will create a unified zoning district for the proposed OneHeart Care Campus to provide essential community service needs and promote safety and wellbeing in the community. The subject property is occupied by two vacant structures that will be demolished as redevelopment of the Care Campus moves forward. The proposed Rezoning request is not consistent with the City’s Future Land Use Plan, but represents an essential service in the community. As such, staff recommends approval of the Rezoning request.	
Staff Recommendation	
Staff recommends approval of the Rezoning request to rezone a parcel of land from High Density Residential District to General Commercial District.	