



Rapid City Planning Commission

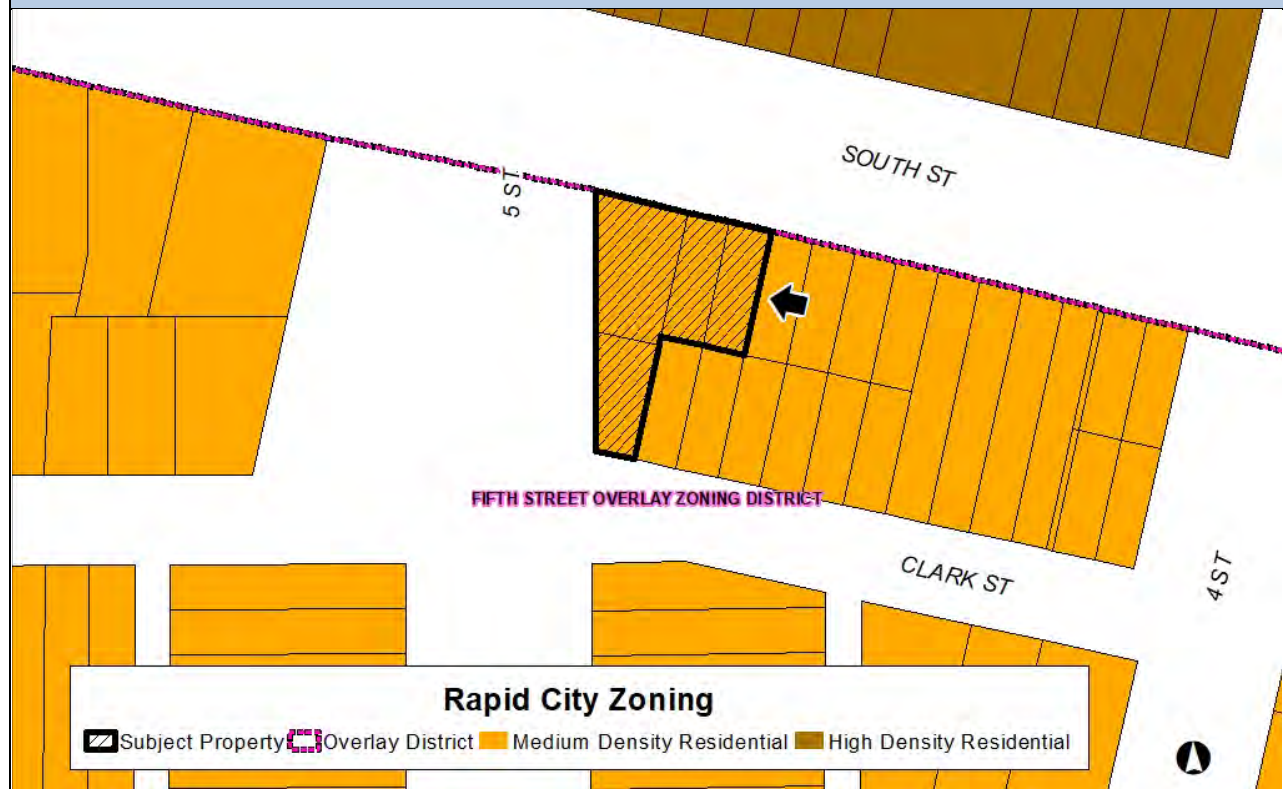
Rezoning Project Report

August 27, 2020

Item #6	
Applicant Request(s)	
Case #20RZ034 – Rezoning request from Medium Density Residential District to Office Commercial District	
Companion Case(s) #20VA005 – Variance to reduce setbacks in the Office Commercial District	
Development Review Team Recommendation(s)	
Staff recommends that the Rezoning request be approved.	
<p>The applicant has submitted a Rezoning request from Medium Density Residential District to Office Commercial District for a parcel of land approximately 0.2 acres in size. The property is located at 423 South Street and is developed with a single-family dwelling measuring 970 square feet in size. The applicant is requesting the Rezoning to Office Commercial District to change the use of the property to a professional office. The applicant has also submitted a Variance request (File #20VA005) to reduce the front, side, and rear yard setbacks for the existing structure. The future land use designation of the property is Urban Neighborhood which identifies Office Commercial District as a secondary use. Secondary uses within a land use category generally means that a use is acceptable under favorable conditions.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Dennis Casey	Planner: Fletcher Lacock
Property Owner: Dennis Casey	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	423 South Street
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Flormann Addition
Land Area	0.2 acres
Existing Buildings	977 square feet
Topography	Rises in elevation from north to south approximately 10 feet
Access	South Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A
Other	Historic District Environs

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR / 5 th St Overlay	UN	Single-family dwelling
Adjacent North	HDR	UN	Church
Adjacent South	MDR / 5 th St Overlay	UN	Single-family dwelling
Adjacent East	MDR / 5 th St Overlay	UN	Single-family dwelling
Adjacent West	MDR / 5 th St Overlay	UN	Single-family dwelling

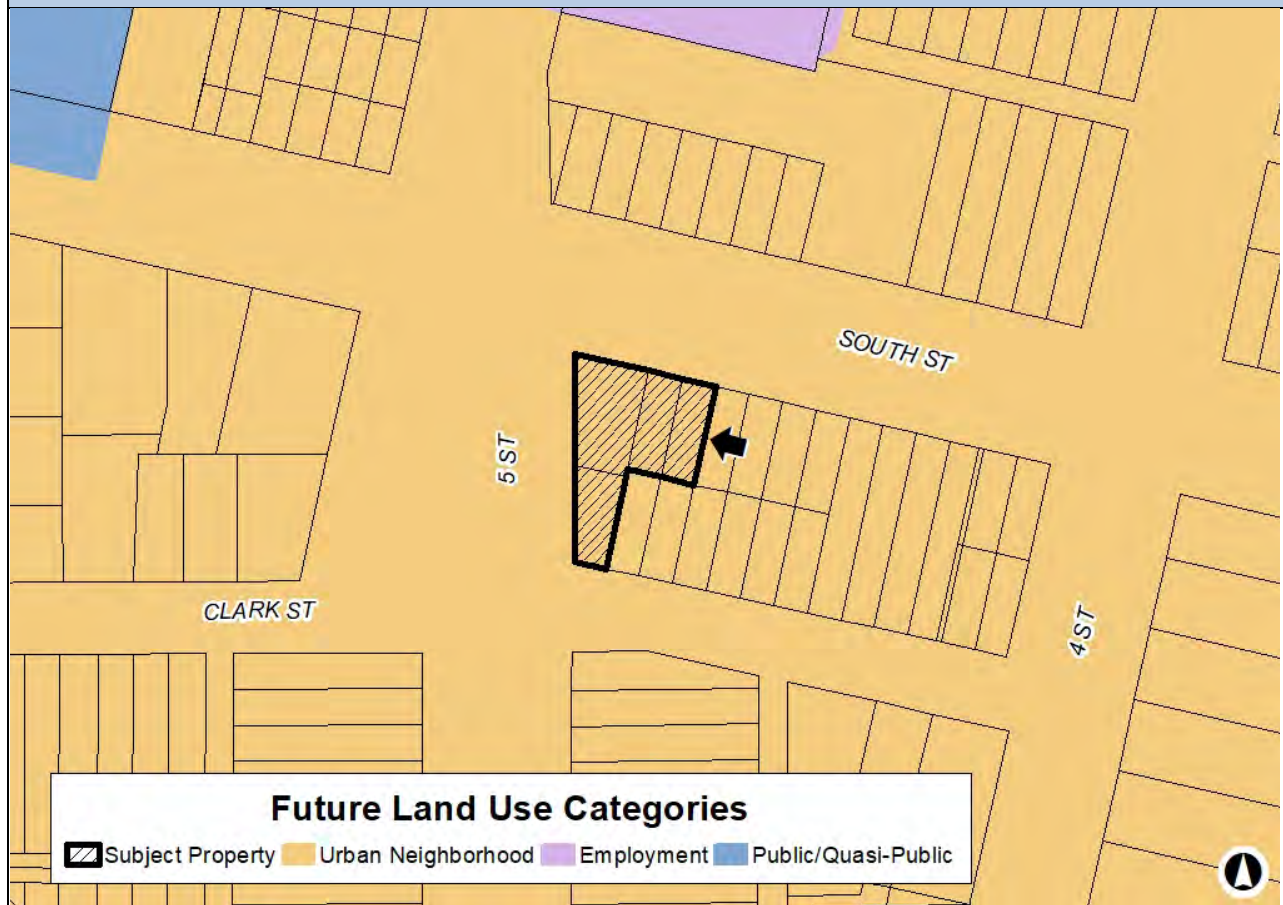
Zoning Map



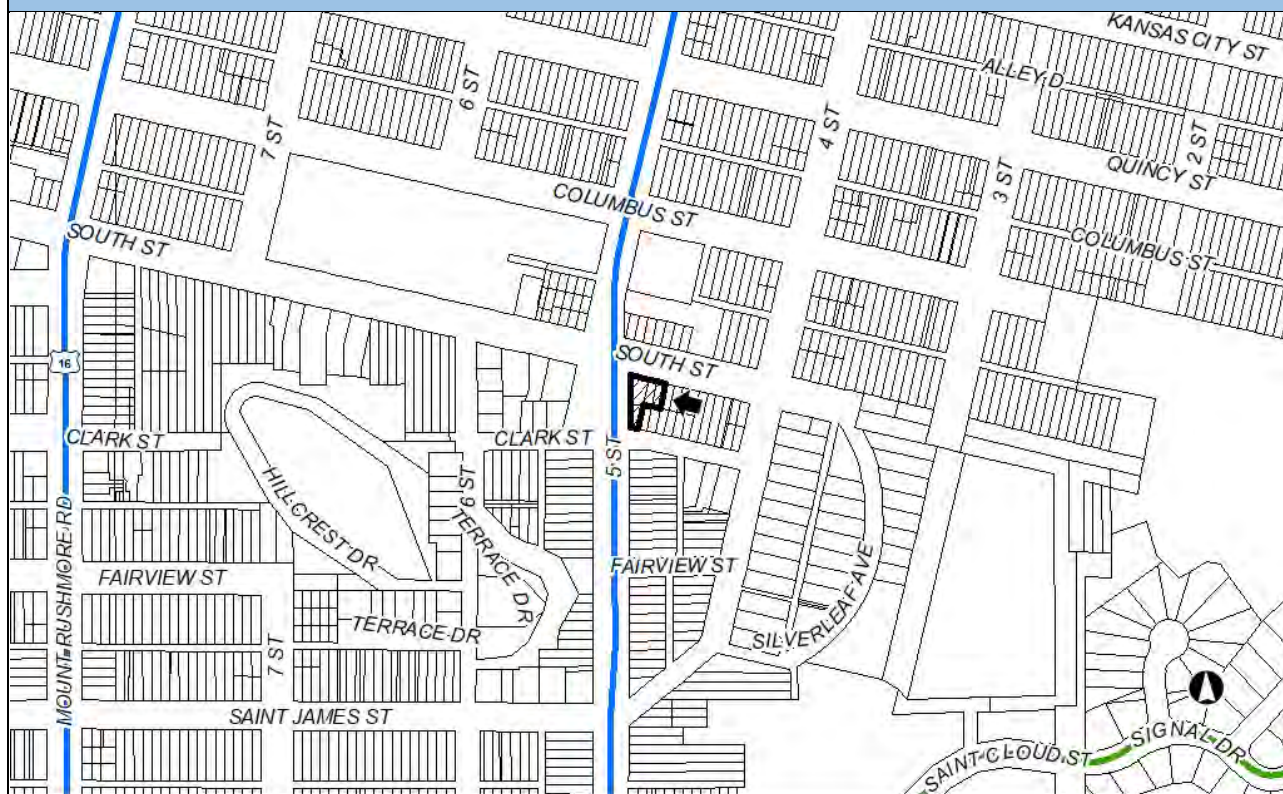
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	9,086 square feet	
Lot Frontage / Lot Width	N/A	Approximately 265 feet	
Maximum Building Heights	3 stories or 35 feet	One-story	
Maximum Density	35%	10.7%	
Minimum Building Setback:			
• Front	25 feet	Requesting Variance to 5.2 feet	
• Rear	25 feet	Requesting Variance to 22.3 feet	
• Side	25 feet	Requesting Variance to 13.9 feet	
• Street Side	25 feet	55 feet	
Minimum Landscape Requirements:			
• # of landscape points	8,109	16,940	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	5	6	
• # of ADA spaces	1	1	
Signage	As per RCMC 17.50.080	None proposed	
Fencing	As per RCMC 17.50.340	Screening fence required along south and east property lines where abuts rear yard of dwellings	

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 subject property is a parcel of land zoned Medium Density Residential District approximately 0.2 acres in size. The property is developed with a single-family dwelling measuring 970 square feet in size. The applicant is proposing to convert the use of the property to a professional office. 5 th Street is identified as a Principal Arterial Street on the City's Major Street Plan and is developed with more commercial uses to the north towards the downtown. It is anticipated that the commercial corridor along this Principal Arterial Street will expand.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Urban Neighborhood. Due to the location of the property, the Urban Neighborhood District supports the rezoning to Office Commercial District. The property abuts 5 th Street which is identified as a Principal Arterial Street on the City's Major Street Plan.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse	It does not appear that the amendment will adversely affect any other part of the City. The Rapid City Fire Department has indicated that the size of the structure will not require fire sprinkler protection.

effects result from the amendment.	
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 property is served by Rapid City water and sewer. As noted above, 5 th Street is identified as a Principal Arterial Street on the City's Major Street Plan. The proposed Rezoning to Office Commercial District will establish a buffer along 5 th Street for the existing residential neighborhood to the east.

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 Rezoning supports providing a mix of residential and commercial uses.
	A Vibrant, Livable Community
LC-3.1C	Compatible Infill and Redevelopment: The property is located along 5 th Street which is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant is proposing to change the use from a dwelling to a professional office.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The property is located on the east side of 5 th Street which is identified as a Principal Arterial Street on the City's Major Street Plan. Access to the property is from South Street. The applicant should be aware that a minimum separation of 50 feet from the intersection is required and that the driveway approach must be a minimum of 24 feet in width.
	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):	Urban Neighborhood
Design Standards:	
N/A	The Office Commercial District is identified as a secondary zoning district in the Urban Commercial District. The property abuts 5 th Street which supports higher traffic volumes. The property will serve as a buffer between 5 th Street and the established residential neighborhood to the east.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive Neighborhood Area
Neighborhood Goal/Policy:	
DSD-NA1.1A	Residential Neighborhoods: The Comprehensive Plan supports a mix of uses that are compatible with established residential neighborhoods in the Downtown / Skyline Drive Neighborhood Area. The applicant has indicated that the property will be used for professional offices. The Office Commercial District supports professional offices which typically have regular business hours and are closed on weekends.
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 Comprehensive Plan identifies the future land use designation of the subject property as Urban Neighborhood which identifies the Office Commercial District as a secondary zoning. The applicant is proposing to convert a dwelling into professional offices. The subject property will serve as a buffer between 5 th Street and the established residential neighborhood to the east. The Comprehensive Plan supports a mix of uses and compatible development.	

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