



# Rapid City Planning Commission

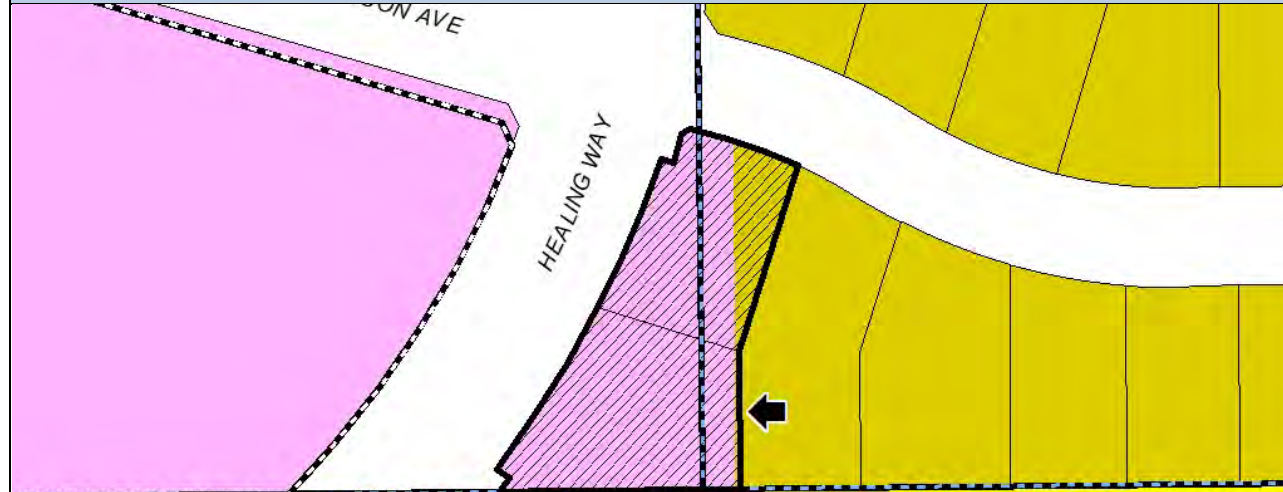
## Rezoning Project Report

August 27, 2020

Item #7	
Applicant Request(s)	
Case #20RZ035 – Rezoning request from Office Commercial District to Low Density Residential District II	
Companion Case(s) #20CA001 – Comprehensive Plan Amendment includes changing the subject property from Mixed-Use Commercial to Urban Neighborhood	
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 two lots have been platted and are being developed with single-family homes. The lots are currently zoned a combination of Low Density Residential District II and Office Commercial District. A single-family dwelling is a permitted use in the Low Density Residential II.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: Multiple owners	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Southeast corner of the intersection of Healing Way and Addison Avenue
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Buffalo Crossing Subdivision
Land Area	0.23 acres and 0.19 acres
Existing Buildings	Single-family dwelling under construction
Topography	Rises in elevation from west to east approximately 14 feet
Access	Healing Way and Addison Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Historic	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PD and LDR II - PDD	MUC	Single-family dwelling
Adjacent North	LDR II - PDD	MUC	Single-family dwelling
Adjacent South	LDR I-PDD	LDN	Void of structural development
Adjacent East	LDR II-PDD	MUC	Void of structural development
Adjacent West	OC-PD	MUC	Office building

### Zoning Map



### Rapid City Zoning

- Subject Property
  Planned Development Designation
  Low Density Residential-2
- Planned Development
  Low Density Residential-1
  Office Commercial

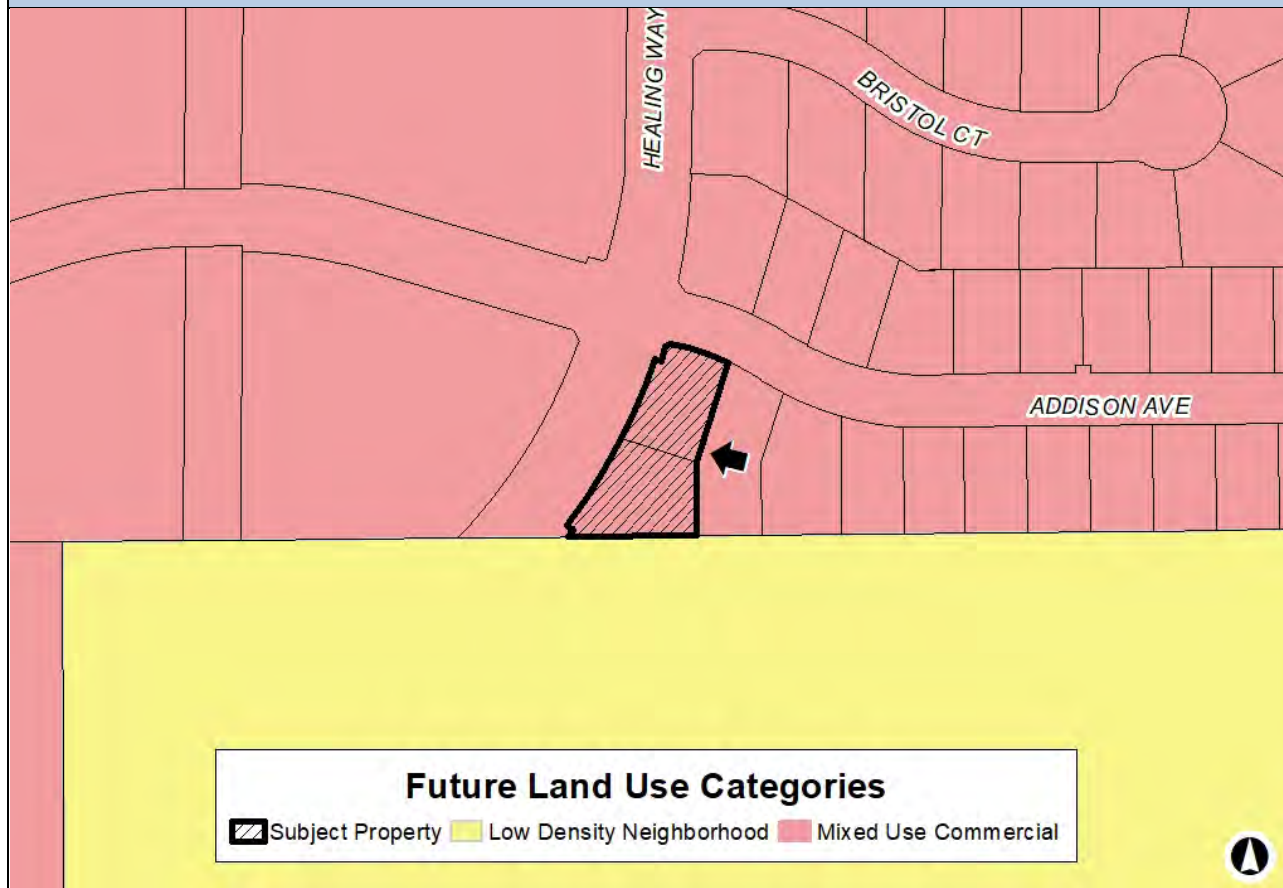


### Existing Land Uses





## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
03PD050	02/05/2004	Planned Development Designation	PC approved in conjunction with Rezoning from No Use District to Office Commercial District
03PD049	02/05/2004	Planned Development Designation	PC approved
Relevant Zoning District Regulations			
Low Density Residential District II		Required	Proposed
Lot Area		6,500 square feet	10,019 square feet and 8,276 square feet
Lot Frontage / Lot Width		25 feet	121 feet and 74 feet
Maximum Building Heights		2½ stories or 35 feet	Two-story
Maximum Density		30%	15%
Minimum Building Setback:			
• Front		20 feet	25 feet
• Rear		25 feet	25 feet
• Side		12 feet	25 feet
• 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		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

Planning Commission Criteria and Findings for Approval or Denial	
<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>	
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 two lots are zoned a combination of Low Density Residential District II and Office Commercial District. An associated Ordinance Amendment revised the Office Commercial District to remove single-family dwellings, two-unit townhomes, and duplexes as permitted uses. Lot 12 is currently being developed with a single-family dwelling. 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 Mixed-Use Commercial. The City has also submitted a Comprehensive Plan Amendment (File #20CA001) to change the future land use designation to Urban Neighborhood. As such, the Rezoning request will be in compliance with the 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 initiated an Ordinance Amendment (File #19OA006) and associated Rezoning requests to ensure that existing and proposed single-family, townhome, and duplex development located in the Office Commercial District will continue to comply with the Zoning Ordinance once these uses were removed as permitted uses in the Office Commercial District. The subject properties are located in a developing residential neighborhood located on the east side of Healing Way.
--	--

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>	
BPG-3.1B	Future Land Use Flexibility: The properties are zoned a combination of Low Density Residential District II and Office Commercial District, all in a Planned Development Designation. Lot 12 is currently being developed with a single-family dwelling. The applicant has indicated that Lot 1 will also be developed with a single-family dwelling. Adjacent residential properties are zoned Low Density Residential District II.
 <b>A Vibrant, Livable Community</b>	
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.
LC-5.2B	Reduce Barriers: An associated Ordinance Amendment removed single-family dwellings, two-unit townhomes, and duplexes as permitted uses in the Office Commercial District. The proposed Rezoning request will ensure that existing low intensity residential development continues to comply with the Zoning Ordinance.
 <b>Efficient Transportation and Infrastructure Systems</b>	
	N/A
 <b>Economic Stability and Growth</b>	
	N/A
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	
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	Mixed-Use Commercial

<b>Plan Designation(s):</b>	
<b>Design Standards:</b>	
N/A	The proposed Rezoning request will ensure that the existing residential development continues to comply with the Zoning Ordinance.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	U.S. Highway 16 Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	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 continued to comply with the Zoning Ordinance once these uses are removed as permitted uses in the Office Commercial District.

<b>Findings</b>
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 the existing single-family development located in the Office Commercial District continues to comply with the Zoning Ordinance. The City has also submitted a Comprehensive Plan Amendment to change the future land use designation to Urban Neighborhood for the residential development located along the east side of Healing Way. As such, the proposed Rezoning request is in compliance with the Future Land Use Plan.

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