



# Rapid City Planning Commission

## Rezoning Project Report

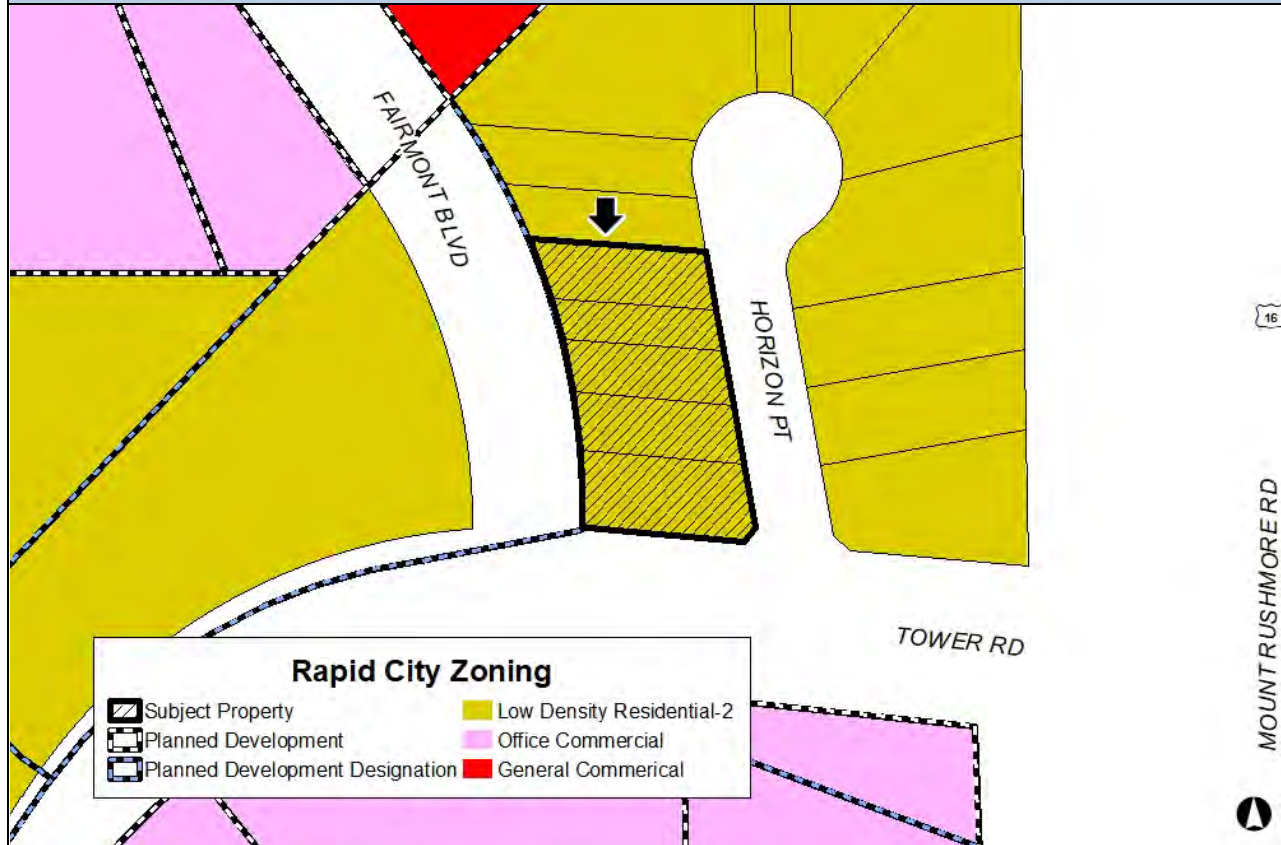
November 25, 2020

<b>Item #2</b>	
<b>Applicant Request(s)</b>	
Case #20RZ037 – Rezoning request from Low Density Residential District II to Medium Density Residential District	
Companion Case(s) N/A	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends approval of the Rezoning request.	
<b>Project Summary Brief</b>	
The applicant has submitted a Rezoning request from Low Density Residential District II to Medium Density Residential District for five lots located in the Brielle Subdivision. The properties were recently Rezoned from Office Commercial District to Low Density Residential District II following an Ordinance Amendment to the Office Commercial District which removed single-family and townhomes as a permitted use. On December 20, 2019, staff approved a Final Plat for Brielle Subdivision which included a three-unit townhome lot. The Low Density Residential District II only allows two-unit townhomes. As such, the applicant is requesting a Rezoning to Medium Density Residential District which allows a three-unit townhome development as proposed on the recently approved Final Plat.	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Tablerock LLC	Planner: Fletcher Lacock
Property Owner: Tablerock Inc / Maegen Wallum / Julie Brown	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
<b>Subject Property Information</b>	
Address/Location	Located northwest of the intersection of Tower Road and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood Area
Subdivision	Brielle Subdivision
Land Area	0.51 acres
Existing Buildings	Existing two-unit townhome / proposed three-unit townhome
Topography	Drops approximately 36 feet in elevation from south to north
Access	Horizon Point
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

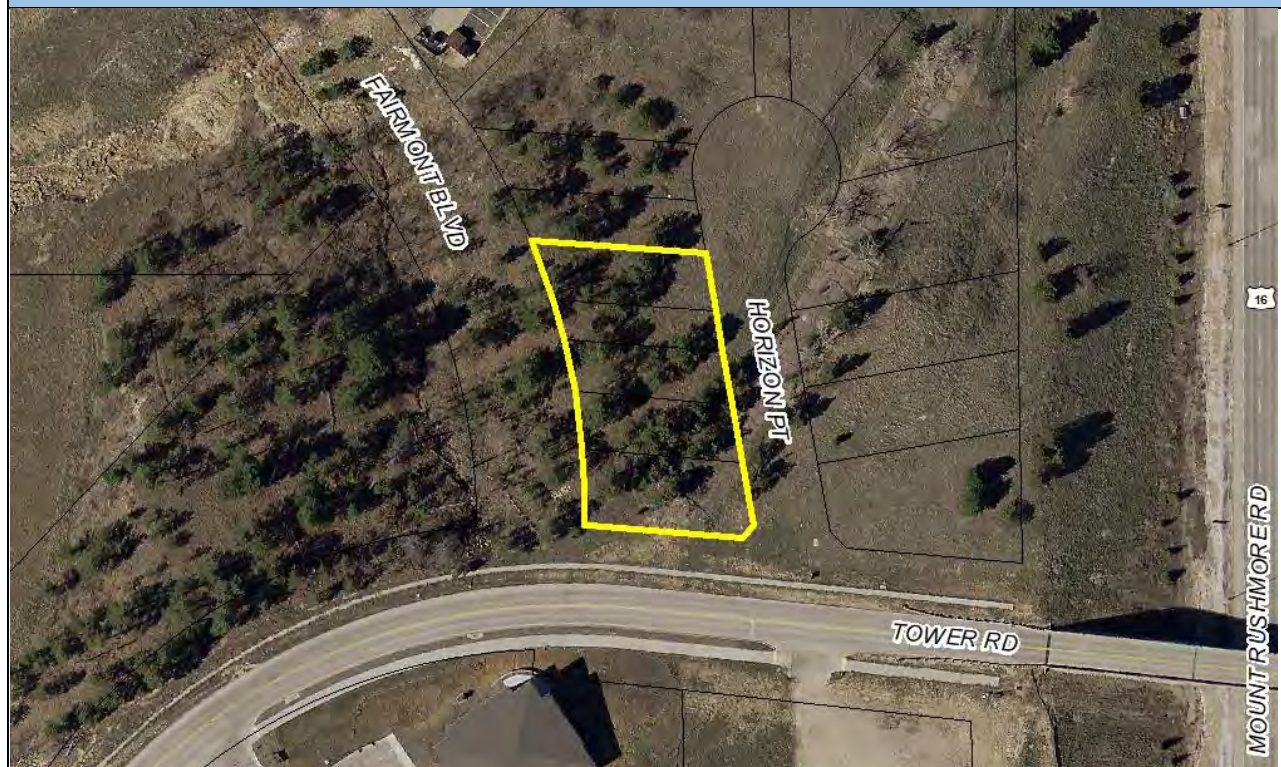
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-II	MUC	Two-unit and three-unit townhomes
Adjacent North	LDR-II	MUC	Two-unit townhome
Adjacent South	OC-PD	UN / Entrance Corridor	Medical office
Adjacent East	LDR-II	MUC / Entrance Corridor	Single-family dwellings
Adjacent West	LDR-II - PDD	UN	No structural development

### Zoning Map

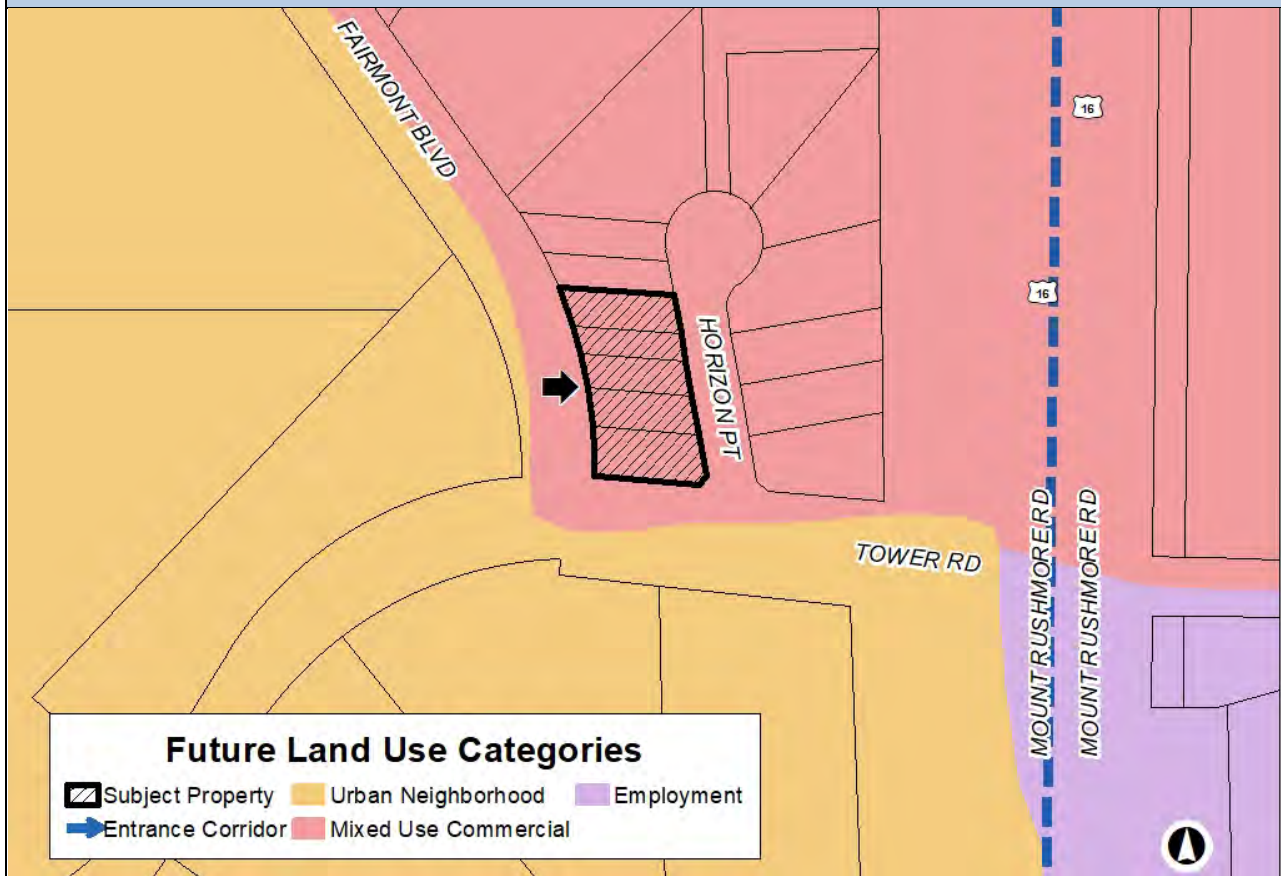


### Existing Land Uses

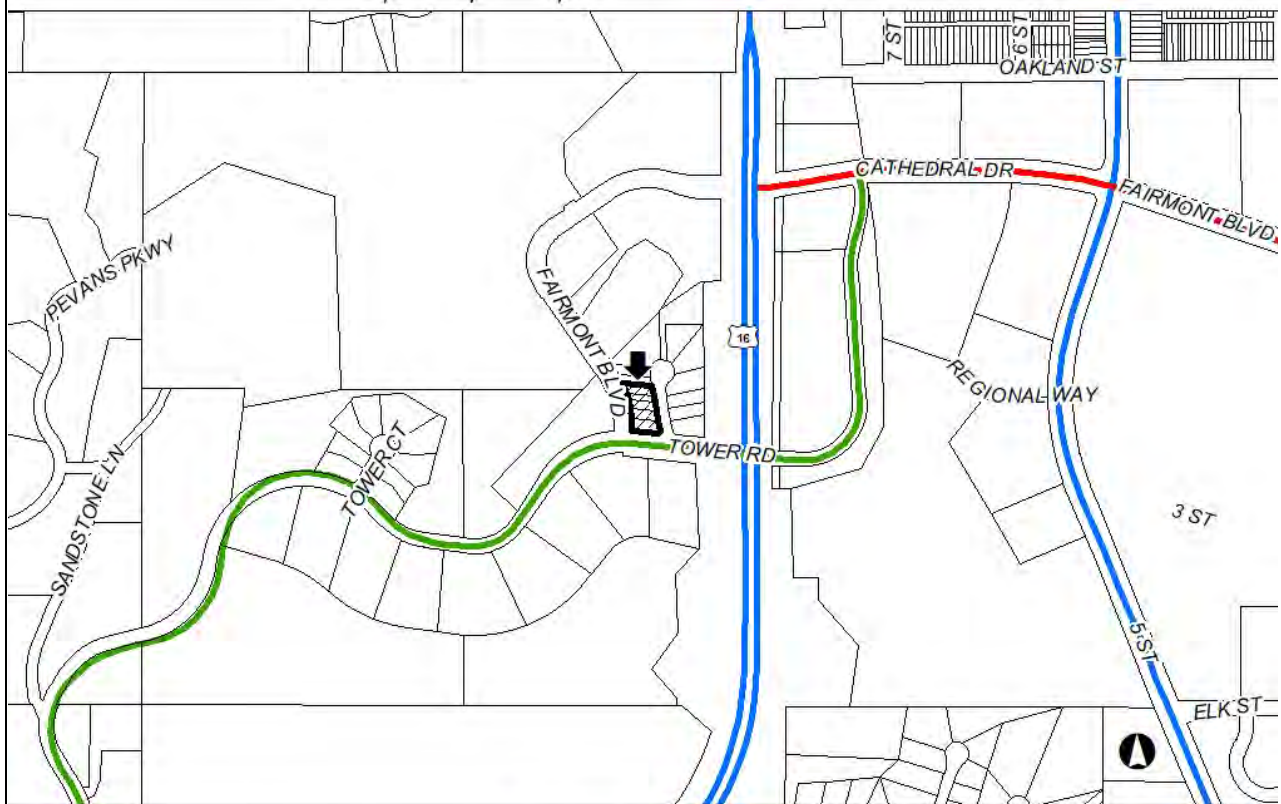




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan






<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
20RZ012	05/18/2020	Rezoning from Office Commercial District to LDR-II	City Council approved
19PD049	01/09/2020	Planned Development Designation Revocation	PC approved
19PL118	12/20/2019	Final Plat	Staff approved
<b>Relevant Zoning District Regulations</b>			
Medium Density Residential District	Required	Proposed	
Lot Area	Cumulative 4,000 square feet per townhome lot	4,433 sf per lot	
Lot Frontage / Lot Width	25 feet	N/A	
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	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 per unit	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	

<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.	On December 20, 2019, staff approved a Final Plat which included three lots intended for connecting townhome units. The Low Density residential District II only allows two-unit townhomes. As such, the applicant is requesting this Rezoning to Medium Density Residential District which allows up to 12 units attached.
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 lots located on Horizon Point will be included in a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Mixed-Use Commercial to Urban Neighborhood. The Urban Neighborhood designation supports higher density residential development.
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 uses. 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 subject property will be included in a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Mixed-Use Commercial to Urban Neighborhood.
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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>	
BPG-3.1B	Future Land Use Flexibility: The properties are platted with the intent to develop single-family and townhome dwellings. Adjacent residential properties are zoned Low Density Residential District II and identified as Urban Neighborhood on the Future Land Use Map. The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Mixed-Use Commercial to Urban Neighborhood.
 <b>A Vibrant, Livable Community</b>	
LC-3.1A	Retain and Enhance Existing Housing Stock: The proposed Rezoning request will ensure that the proposed residential development will continue 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.
<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial / Entrance Corridor
<b>Design Standards:</b>	
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.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	U.S. Highway 16 Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.12A	The proposed Rezoning request to Medium Density Residential District supports the Comprehensive Plan goal of promoting new residential development in the area.

**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 request is needed to allow the three-unit townhome development which was approved through a Final Plat. The Rezoning request is supported by the Comprehensive Plan and supports the goal of providing a mix of residential types.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.