



Rapid City Planning Commission

Rezoning Project Report

May 26, 2021

Item #6
Applicant Request(s)
Case #21RZ013 – Rezoning request from General Commercial District to Medium Density Residential District.

Development Review Team Recommendation(s)
The Development Review Team recommends the Rezoning request be approved.

Project Summary Brief

The subject property is a 5,227 square foot lot and was previously developed with a single family home which has recently sustained fire damage destroying more than 50% of the structure. The property is located south of E. North Street in a residential neighborhood. Due to its proximity to a commercial corridor, the property was rezoned in the past to General Commercial District; however, redevelopment has not yet occurred. The adjacent property to the east, west, and south are also developed with residential structures. The existing structure was built in 1939, prior to the adoption of the existing Zoning Ordinance. As such, some area regulations of the existing structure are non-conforming to current development standards. Future development of the property must be in compliance with the uses allowed in the Medium Density Residential District and must meet all area regulations pursuant to the district.

Applicant Information	Development Review Team Contacts
Applicant: Michael Powell	Planner: Sarah Hanzel
Property Owner: Same	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: City
Other: N/A	DOT: Stacy Bartlett

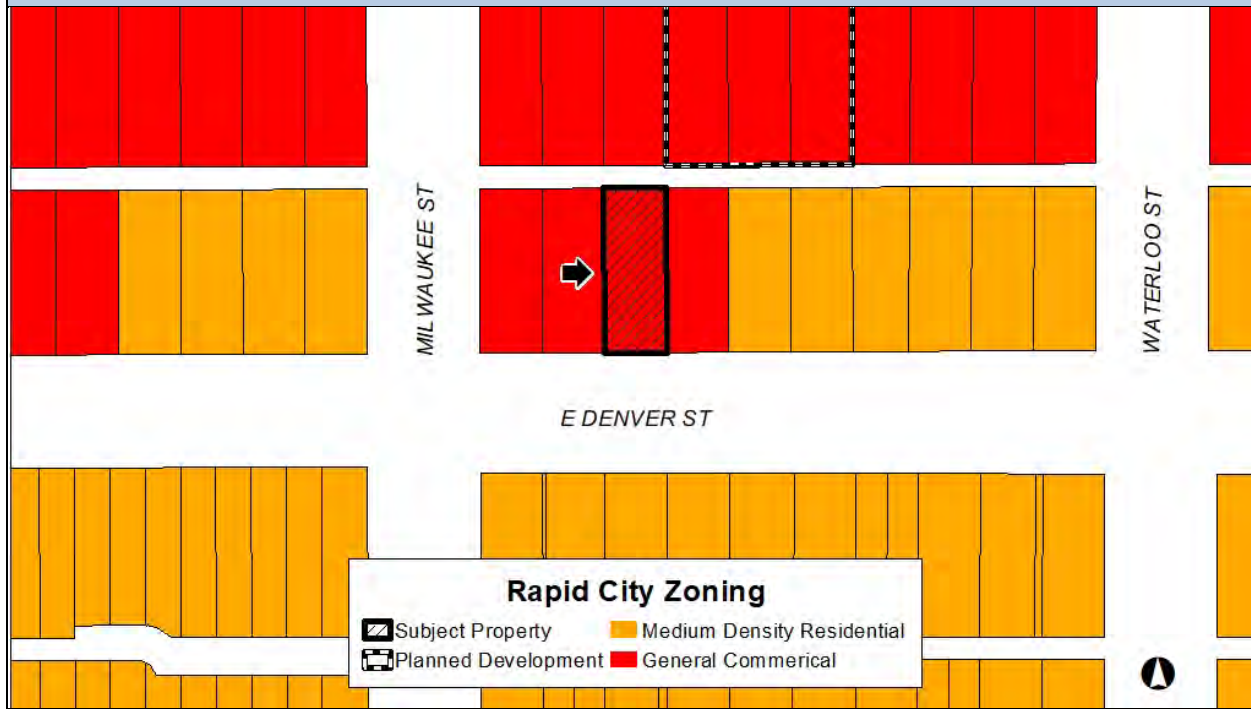
Subject Property Information

Address/Location	306 E. Denver Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Schnasse Addition
Land Area	0.12 acres
Existing Buildings	Single family home destroyed by fire
Topography	Relative flat
Access	E. Denver Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Energy
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Single family
Adjacent North	GC	MUC	Commercial
Adjacent South	MDR	MDR	Single family
Adjacent East	GC	MUC	Single family
Adjacent West	GC	MUC	Single family

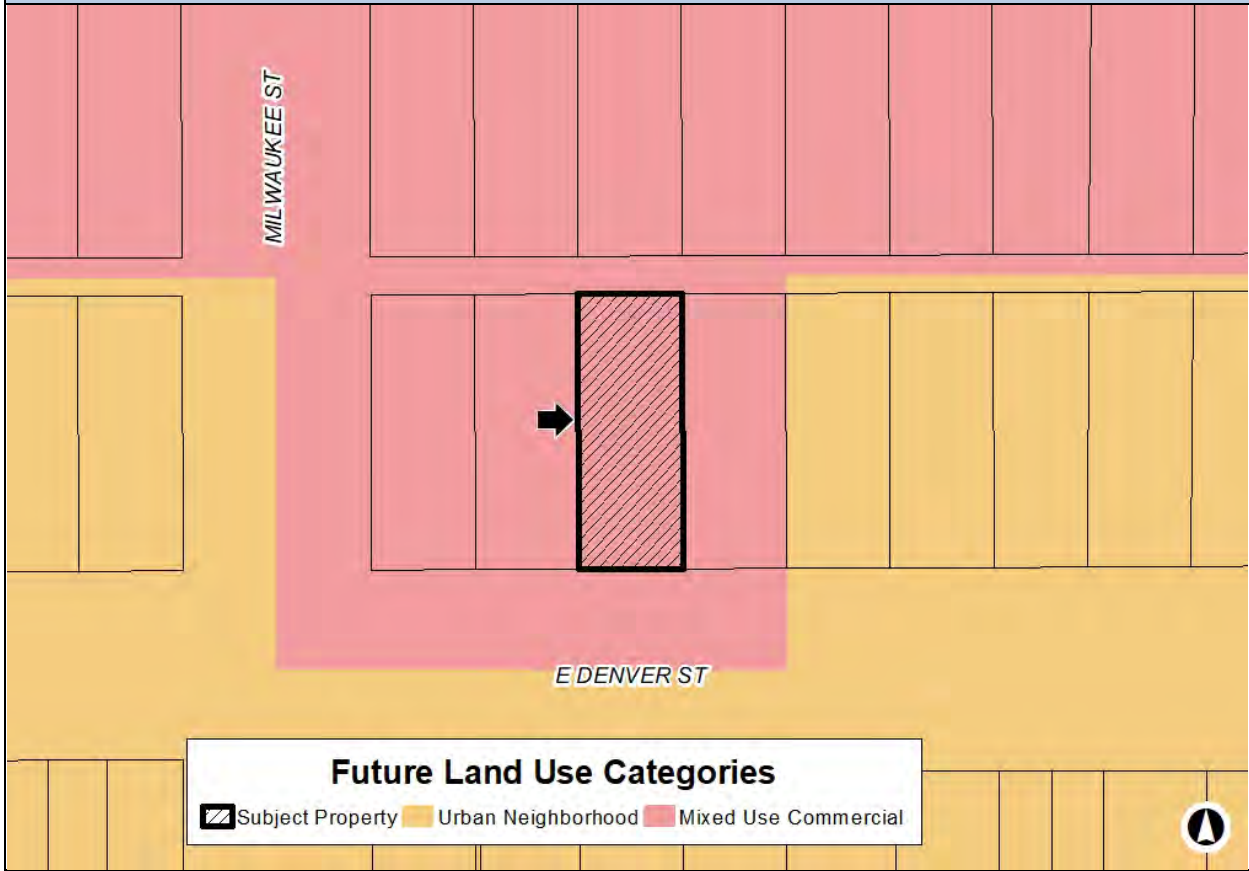
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Existing	
Lot Area	6,500 square feet	5,227.2 feet	
Lot Frontage / Lot Width	50 feet	unknown	
Maximum Building Heights	3 stories or 35 feet.	1 story	
Maximum Density	30%	Unknown	
Maximum Building Setback:			
<ul style="list-style-type: none"> • Front • Side • Rear 	<ul style="list-style-type: none"> • 25 feet. • 8 feet. • 25 feet. 	<ul style="list-style-type: none"> • Unknown 	
Minimum Landscape Requirements:	N/A	N/A	
<ul style="list-style-type: none"> • # of landscape points 			
Minimum Parking Requirements:	Per 17.66.060B		
<ul style="list-style-type: none"> • # of parking spaces 	2	Unknown	
<ul style="list-style-type: none"> • # of ADA spaces 	N/A	N/A	
Signage	N/A	N/A	

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 structure recently sustained fire damage destroying more than 50% of the structure. Since the existing commercial zoning district does not allow single family homes, the rezone is necessary for the structure to be rebuilt in compliance with the Zoning Ordinance. The fire damage represents the substantially changed conditions of the area.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Medium Density Residential District is to provide for medium to high population density. The property is currently developed in a manner consistent with the proposed Medium Density Residential District. Furthermore, the property adjacent to the east, west, and south are developed with residential structures. The proposed amendment is consistent with the Zoning Code.
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 property is currently developed with a use typical in the Medium Density Residential District. New construction on the site will need to meet the requirements of the Medium Density Residential District or the owner will need to obtain any necessary variances. The current land use of the property will not change as a result of the Rezoning request. There are no drainage or utility capacity concerns with rebuilding the existing use on the property.
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 Future Land Use Plan for this area identifies both Mixed Use Commercial and Urban Neighborhood categories. The Mixed Use Commercial category is predominant along E. North Street which then transitions to Urban Neighborhood toward the existing residential neighborhood to the south. The subject property is already part of the residential neighborhood, despite its existing zoning in the General Commercial District. E. Denver Street is a local street, there are no traffic or transportation concerns identified. For these reasons, the

	proposed Rezoning request is not in conflict with the development plan of the community.
--	--

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-3.1B	<u>Future Land Use Flexibility</u> : Provide flexibility in applying the Future Land Use categories by encouraging a range of densities and a mix of land uses and allowing administrative interpretation when the map does not perfectly align with parcels of land.
BPG-3.2A	<u>Mix of Housing Types</u> : Encourage the development of a range of housing types, sizes, prices, and densities within individual neighborhoods.
	A Vibrant, Livable Community
LC-3.1A	<u>Retain and Enhance Existing Housing Stock</u> : Support the retention of existing housing and neighborhoods.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	
	Efficient Transportation and Infrastructure Systems
N/A	
	Outstanding Recreational and Cultural Opportunities
N/A	
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : 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 public has an opportunity to provide input at this meeting.

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 from General Commercial District to Medium Density Residential District is in compliance with the adopted Comprehensive Plan.

Planning Commission Recommendation
Staff recommends that the Rezoning request be approved