

Rapid City Planning Commission

Rezoning Project Report

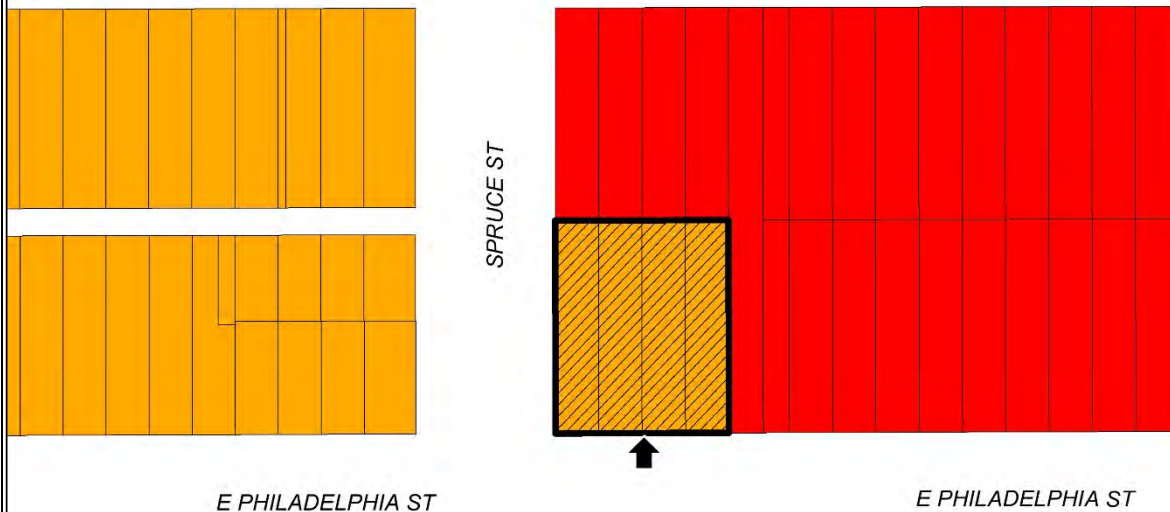
November 24, 2021

Item #2	
Applicant Request(s)	
Case #21RZ025 – Rezoning request from Medium Density Residential District to General Commercial District	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request from Medium Density Residential District to General Commercial District in conjunction with a Planned Development Designation.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a 0.29 acre parcel of land from Medium Density Residential District to General Commercial District. The property was formerly developed with a single family residence, which is no longer existing. The property is currently void of structural development. The applicant has stated an intent to develop the property with a recreational vehicle repair business, which is a permitted use in the General Commercial District but is not allowed in the Medium Density Residential District. The proposed redevelopment of the property within an existing commercial area adjacent to residential uses constitutes the changing condition of the area. The applicant has agreed to Rezone the property in conjunction with a Planned Development Designation, which will serve as a tool to review the future design of the site. Any adverse impacts to the surrounding properties can be mitigated through the review of the Planned Development Overlay.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Lester Miles	Planner: Karl Bauer
Property Owner: Curtis Bauer	Engineer: Emily Fisher
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Emily Fisher
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	420 Spruce Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Feigels Addition
Land Area	0.29 acres
Existing Buildings	Void of structural development
Topography	Mostly flat
Access	East Philadelphia Street and Spruce Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Energy / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Vacant
Adjacent North	GC	MUC	Used furniture and secondhand store
Adjacent South	OC	E	Clinic
Adjacent East	GC	MUC	Salvation Army community center
Adjacent West	MDR	UN	Residences

Zoning Map

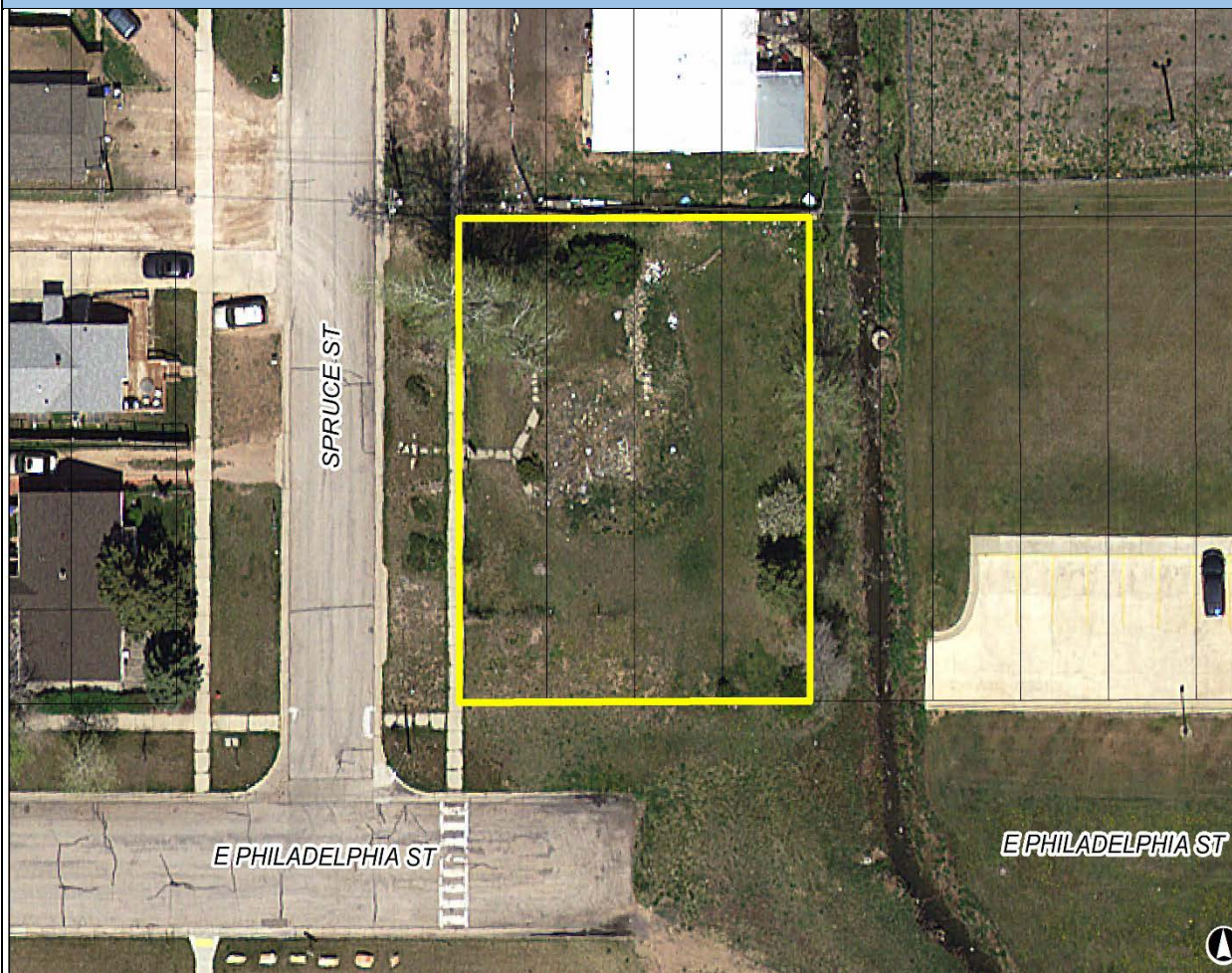
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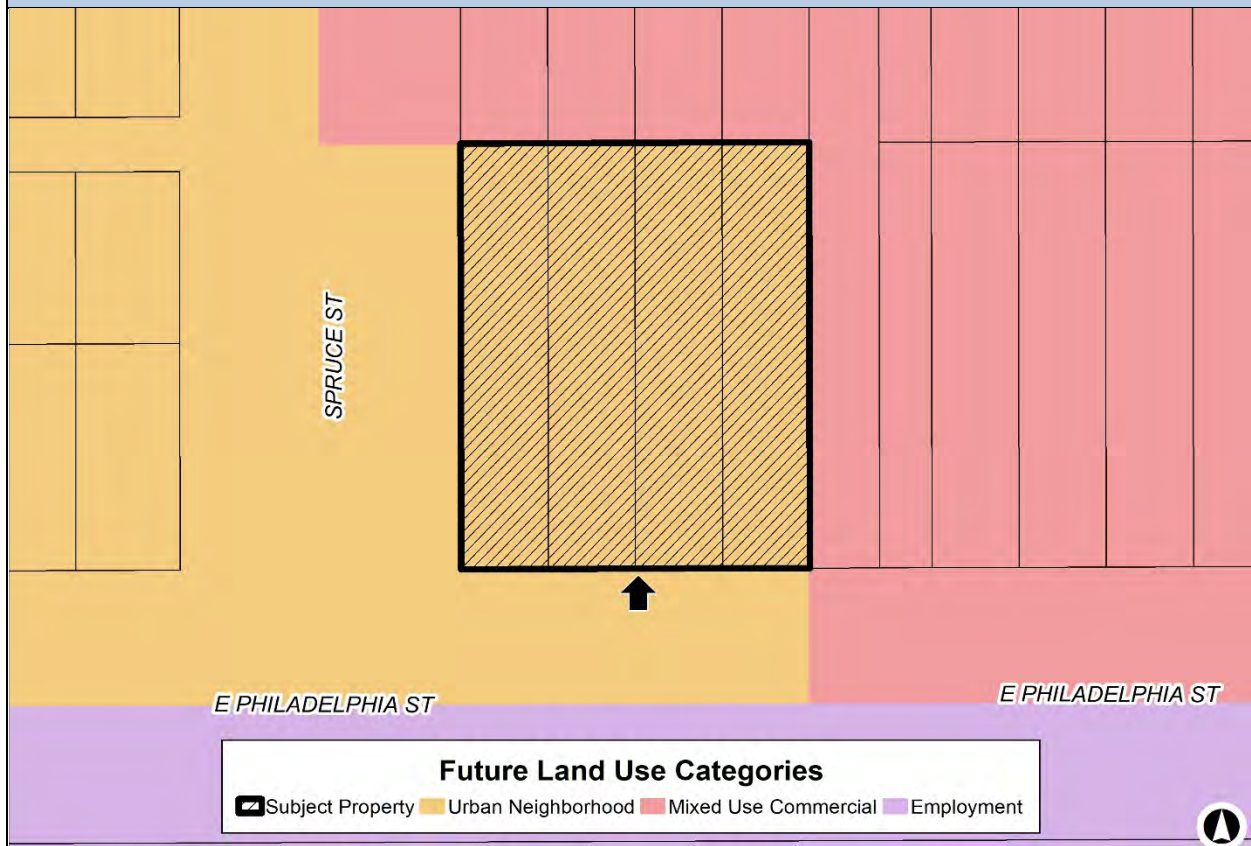
Rapid City Zoning

- Subject Property
- Medium Density Residential
- Office Commercial
- General Commercial

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			
General Commercial District	Required	Proposed	
Lot Area	N/A	0.29 acres	
Lot Frontage / Lot Width	N/A	227.5 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	0 feet	N/A	
• Side	0 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 0.29 acre parcel of land from Medium Density Residential District to General Commercial District. The property was formerly developed with a single family residence, which is no longer existing. The property is currently void of structural development. The proposed redevelopment of the property within an existing commercial area adjacent to residential uses constitutes the changing condition of the area. The applicant has stated an intent to develop the property with a recreational vehicle repair business, which is a permitted use in the General Commercial District but is not allowed in the Medium Density Residential District.
2. The proposed amendments shall be consistent with the intent and purposes of this title;	The subject property is located on a block which contains the Future Land Designations of both Urban Neighborhood and Mixed Use Commercial. The subject property has a Future Land Use of Urban Neighborhood and the rest of the block has a Future Land Use of Mixed Use Commercial. The existing development and zoning districts exhibit similar qualities: the subject property is zoned Medium Density Residential District, and the rest of the block is zoned General Commercial District. Property to west on the opposite side of Spruce Street is zoned Medium Density Residential District. The Urban Neighborhood Future Land Use category does not support a rezone to General Commercial, and instead

	<p>prioritizes residential development and secondarily supports neighborhood serving retail uses such as small markets, restaurants, specialty shops, etc. Residential development would be compatible with the neighboring residential properties to the west. Since this area is redeveloping, care must be taken to ensure that future development does not create a negative impact to its neighbors to the west. At the same time, the block already exhibits commercial zoning and a development pattern which is not necessarily in conflict with the neighborhood currently. For these reasons, the Development Review Team identified potential for an appropriate commercial use so long as it is limited to a use which does not inflict adverse effects to the adjacent residential neighborhood.</p> <p>The applicant has agreed to Rezone the property in conjunction with a Planned Development Designation, which will serve as a tool to review the future design of the site. Any adverse impacts to the surrounding properties can be mitigated through the review of the Planned Development Overlay.</p>
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;	Future development potential of the site may be naturally limited based on the size of the lot, which is less than a third of an acre. However, the addition of the Planned Development Designation will ensure that a future proposal can be reviewed for any direct or indirect adverse effects resulting from the proposed 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 subject property is located on Spruce Street, a local street on the City's Major Street Plan. The ability of the street to accommodate commercial traffic will be limited. As such, the Planned Development Designation occurring in conjunction with the Rezoning will help to avoid or minimize any adverse traffic effects which could result from the proposed Rezoning. Prior to issuance of a Building Permit, the applicant must first secure a Final Planned Development Overlay.
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-1.2A:	Priority Infill Areas: The proposed Rezoning request of the subject property will encourage development of a vacant property to serve the surrounding residential development to the east of the property.
 A Vibrant, Livable Community	
LC – 2.1E	Neighborhood Serving uses: The proposed Rezoning will provide commercial services to the surrounding residential development.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	

T1-2.1A	Major Street Plan Integration: The subject property is accessed via Spruce Street and East Philadelphia Street, which are local streets. Future commercial traffic will be considered through review of a Planned Development Overlay.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Rezoning 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:	
SDP-N6:	Residential Infill and Redevelopment: This goal is to ensure infill development is compatible with established neighborhoods. The Planned Development Overlay will serve as a land use tool to ensure compatibility with the surrounding properties.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Reinvestment Areas: This goal emphasizes reinvestment and redevelopment in and near the Northgate Community Activity Center and along the area’s reinvestment corridors.

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 Urban Neighborhood Future Land Use category does not support a rezone to General Commercial, and instead prioritizes residential development and secondarily supports neighborhood serving retail uses such as small markets, restaurants, specialty shops, etc. Residential development would be compatible with the neighboring residential properties to the west. Since this area is redeveloping, care must be taken to ensure that future development does not create a negative impact to its neighbors to the west. At the same time, the block already exhibits commercial zoning and a development pattern which is not necessarily in conflict with the neighborhood currently. For these reasons, the Development Review Team identified potential for an appropriate commercial use so long as it is limited to a use which does not inflict adverse effects to the adjacent residential neighborhood. As such, staff recommends approval of the Rezoning request from Medium Density Residential District to General Commercial District in conjunction with a Planned Development Designation.

Staff Recommendation

Staff recommends approval of the Rezoning request from Medium Density Residential District to General Commercial District in conjunction with a Planned Development Designation.