



Rapid City Planning Commission

Rezoning Project Report

January 6, 2022

Item #8
Applicant Request(s)
Case #21RZ032 – Rezoning request from Office Commercial District to Medium Density Residential District.
Companion Cases: None

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

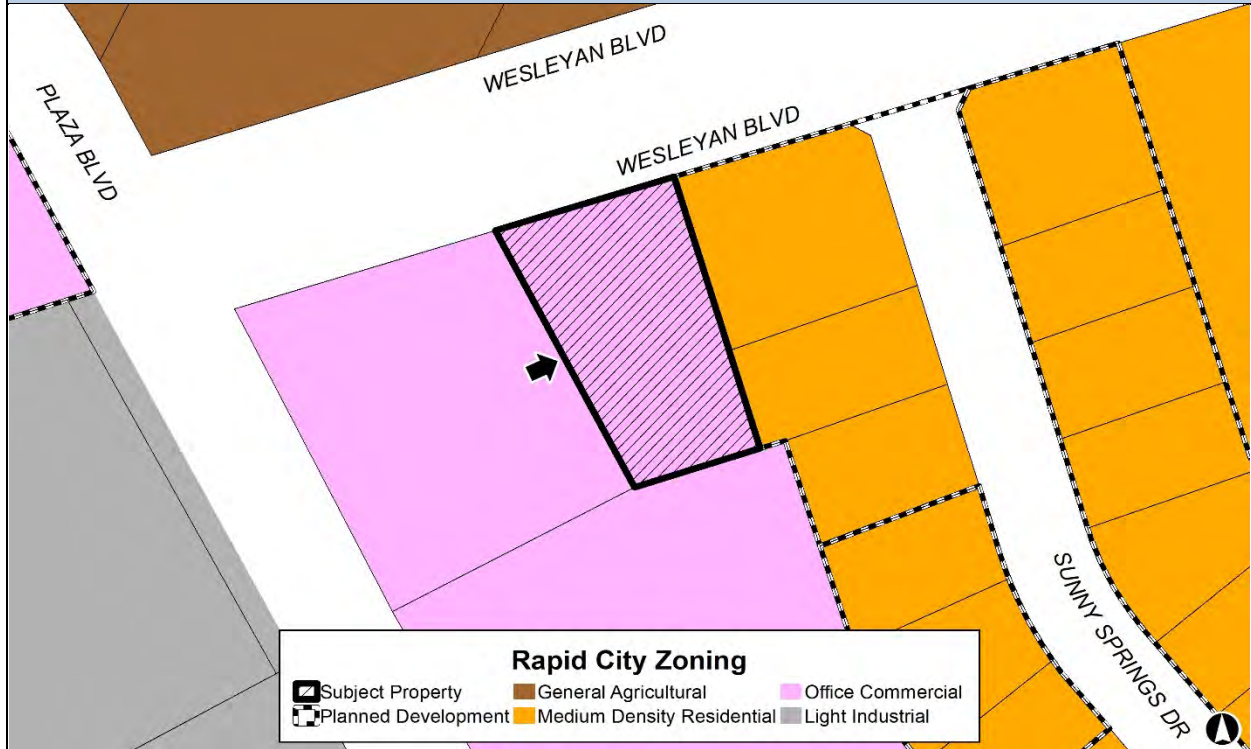
Project Summary Brief	
<p>The applicant has submitted a request to rezone 0.33 acres of property from Office Commercial District to Medium Density Residential District. The subject property is currently void of structural development. The Medium Density Residential District provides for medium to high population density. The subject property has a Future Land Use Designation of Urban Neighborhood, which supports rezoning to Medium Density Residential District.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Shane Boyum	Planner: Sarah Hanzel
Property Owner: Same	Engineer: Emily Fisher
Architect: N/A	Fire District: N/A
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: City
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2115 Wesleyan Boulevard
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Fountain Springs Park Subdivision
Land Area	0.33 acres/14,374 square feet
Existing Buildings	None
Topography	Relatively level
Access	Wesleyan Boulevard
Water Provider	City of Rapid City
Sewer Provider	City of 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	OC with PD	UN	Void of structural Development
Adjacent North	GAD	UN	Church
Adjacent South	OC	UN	Youth and Family Services
Adjacent East	MDR with PD	UN	Townhome
Adjacent West	OC	UN	Church

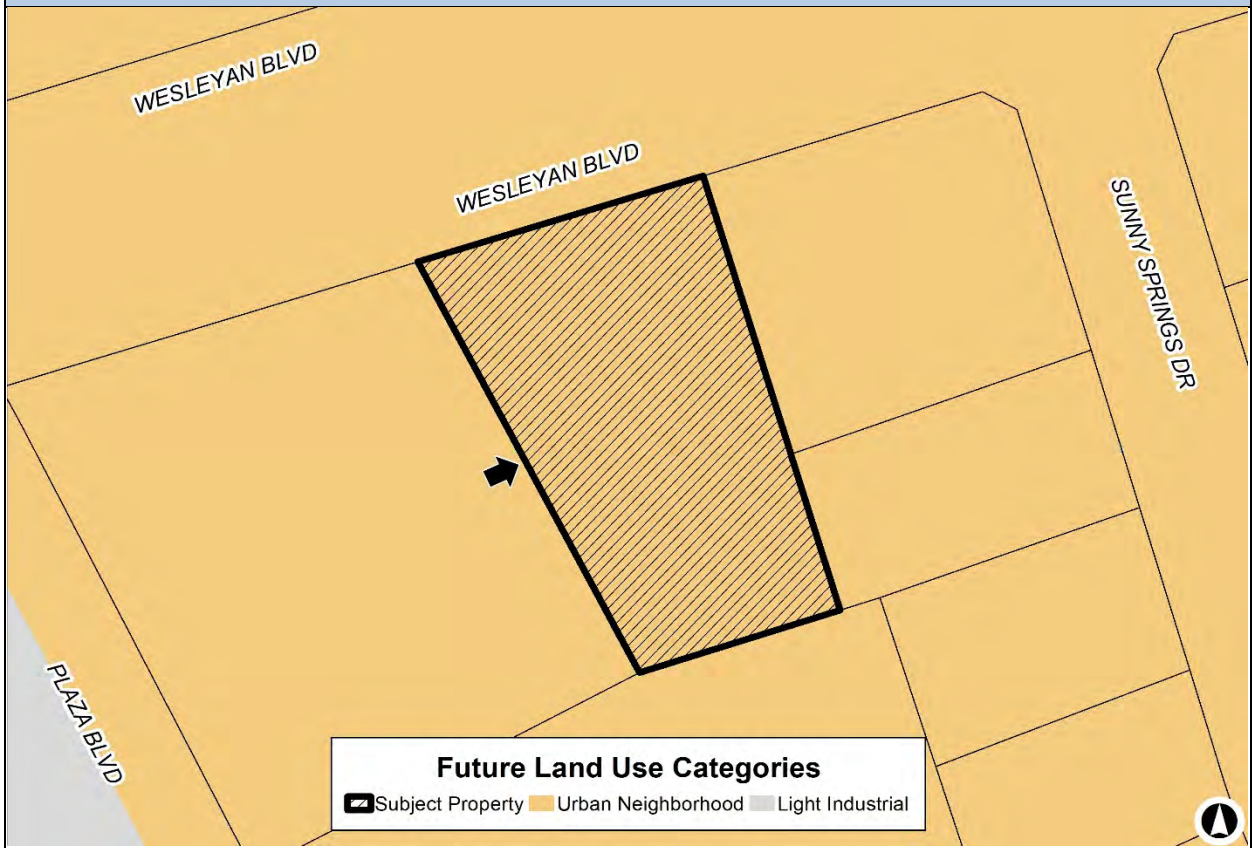
Zoning Map



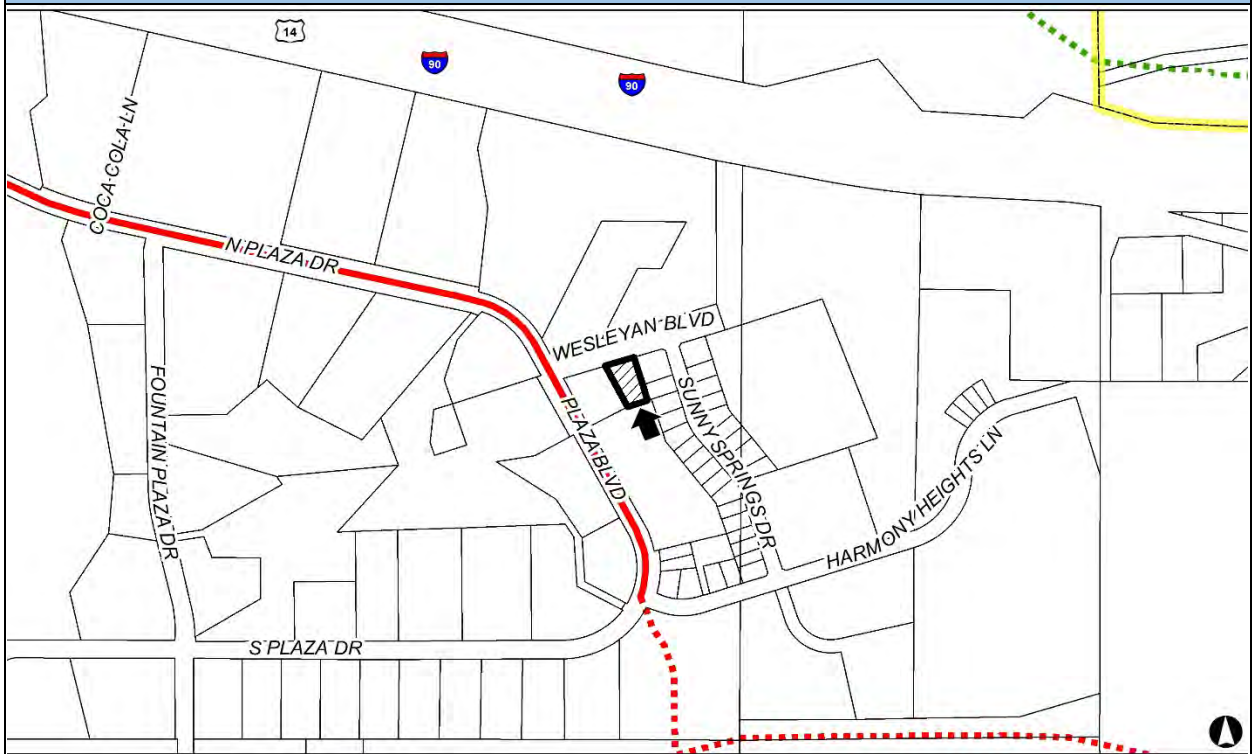
Existing Land Uses



Comprehensive Plan Future Land Use









Parks or Transportation Plan



Major Street Plan

Subject property Rapid City Limits Minor arterial Proposed collector Proposed minor arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Existing	
Lot Area	6,500 square feet	14,374 square feet	
Lot Frontage / Lot Width	50 feet	107 feet	
Maximum Building Heights	3 stories or 35 feet.	N/A	
Maximum Lot Coverage	30%	N/A	
Maximum Building Setback:			
<ul style="list-style-type: none"> • Front • Side • Rear 	<ul style="list-style-type: none"> • 25 feet. • 8 feet. • 25 feet. 	N/A	
Minimum Landscape Requirements:	N/A	N/A	
<ul style="list-style-type: none"> • # of landscape points 		N/A	
Minimum Parking Requirements:	Per 17.66.060B		
<ul style="list-style-type: none"> • # of parking spaces 	2	N/A	
<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 subject property is currently void of structural development. There are no changed or changing conditions.		
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Medium Density Residential District provides for medium to high population density. The adjacent property to the east is also zoned Medium Density Residential District and is developed with townhomes.		
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 subject property is located within the City's Urban Services Boundary and has a Future Land Use Designation of Urban Neighborhood, which supports rezoning to Medium Density Residential District. The surrounding land uses include church structures, townhomes, and a Youth and Family Services facility. The proposed rezoning will not result in any adverse effect to the surrounding properties.		
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 accessed from Wesleyan Boulevard, a local street on the City's Major Street Plan. Plaza Boulevard, is a minor arterial on the City's Major Street Plan. Development of the subject property will not result in traffic that cannot be accommodated by the existing street network. The subject property is served by City water and sewer utilities. The proposed Rezoning is consistent with the Future Land Use Plan and the existing development within the area.		

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. The proposed rezoning request is consistent with the City's Future Plan Use Plan.
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. Once rezoned, the subject property will support residential development.
	A Vibrant, Livable Community
N/A	N/A
	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 Office 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.