



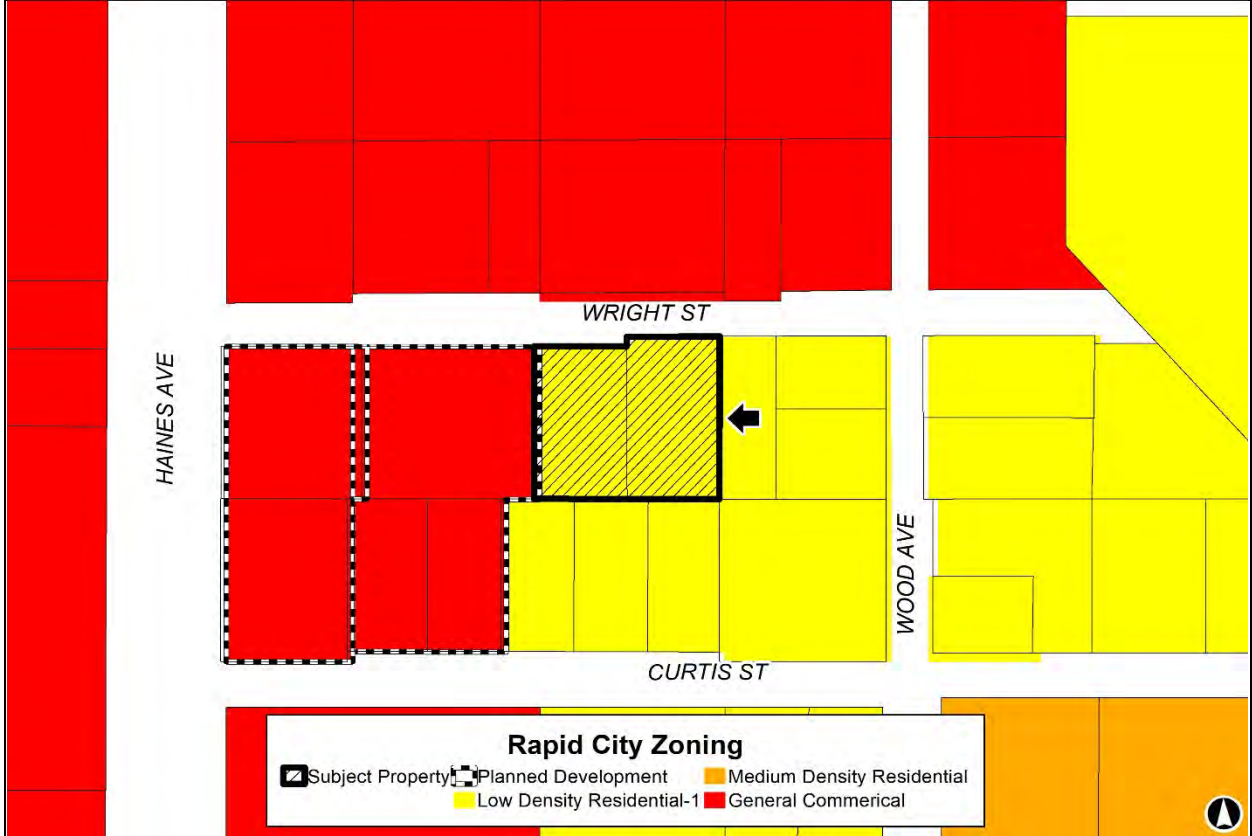
Rapid City Planning Commission

Rezoning Project Report

January 5, 2023

Applicant Request(s)		Item #4	
Case: #22RZ017: Rezoning Request from Low Density Residential District 1 to Low Density Residential District 2			
Companion Case(s):			
Development Review Team Recommendation(s)			
Staff recommends approval of the Rezoning request from Low Density Residential District 1 to Low Density Residential District 2			
Project Summary Brief			
The applicant has submitted a Rezoning request to change the zoning designations of 315 Wright Street and the east adjacent parcel from Low Density Residential District 1 to Low Density Residential District 2. The lots are 0.27 acres and 0.28 acres in size. The Future Land Use Designation of these properties is Low Density Neighborhood and Low Density Residential District 2 is listed as a primary zoning district within this designation. The Low Density Residential District 2 permits single-family, two-family, and townhome building forms and allows two primary dwelling units per parcel of land whereas the current zoning district permits one dwelling. The rezoning request is intended to accommodate a two-family dwelling on each lot.			
Applicant Information		Development Review Contacts	
Applicant:	NDN Holdings, LLC	Planner:	Tanner Halonen
Property Owner:	NDN Holdings, LLC	Engineer:	Emily Fisher
Project Planner	Substance Architecture	Fire District:	Chip Premus
Architect:	N/A	School District:	Kumar Veluswamy
Engineer:	N/A	Water/Sewer:	Emily Fisher
Surveyor:	N/A	DOT:	Mike Carlson
Subject Property Information			
Address/Location	315 Wright Street and E1/2 of Block 24		
Neighborhood	North Rapid		
Subdivision	Airport Addition		
Land Area	0.27 acres and 0.28 acres		
Existing Buildings	Vacant		
Topography	Varies		
Access	Wright Street		
Water Provider	Rapid City		
Sewer Provider	Rapid City		
Electric/Gas Provider	BHE/MDU		
Floodplain	N/A		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR 1	LDN	Vacant
Adjacent North	GC	MUC	Group home
Adjacent South	LDR 1	LDN	Single-family dwellings
Adjacent East	LDR 1	LDN	Vacant
Adjacent West	GC - PD	MUC	Medical Office

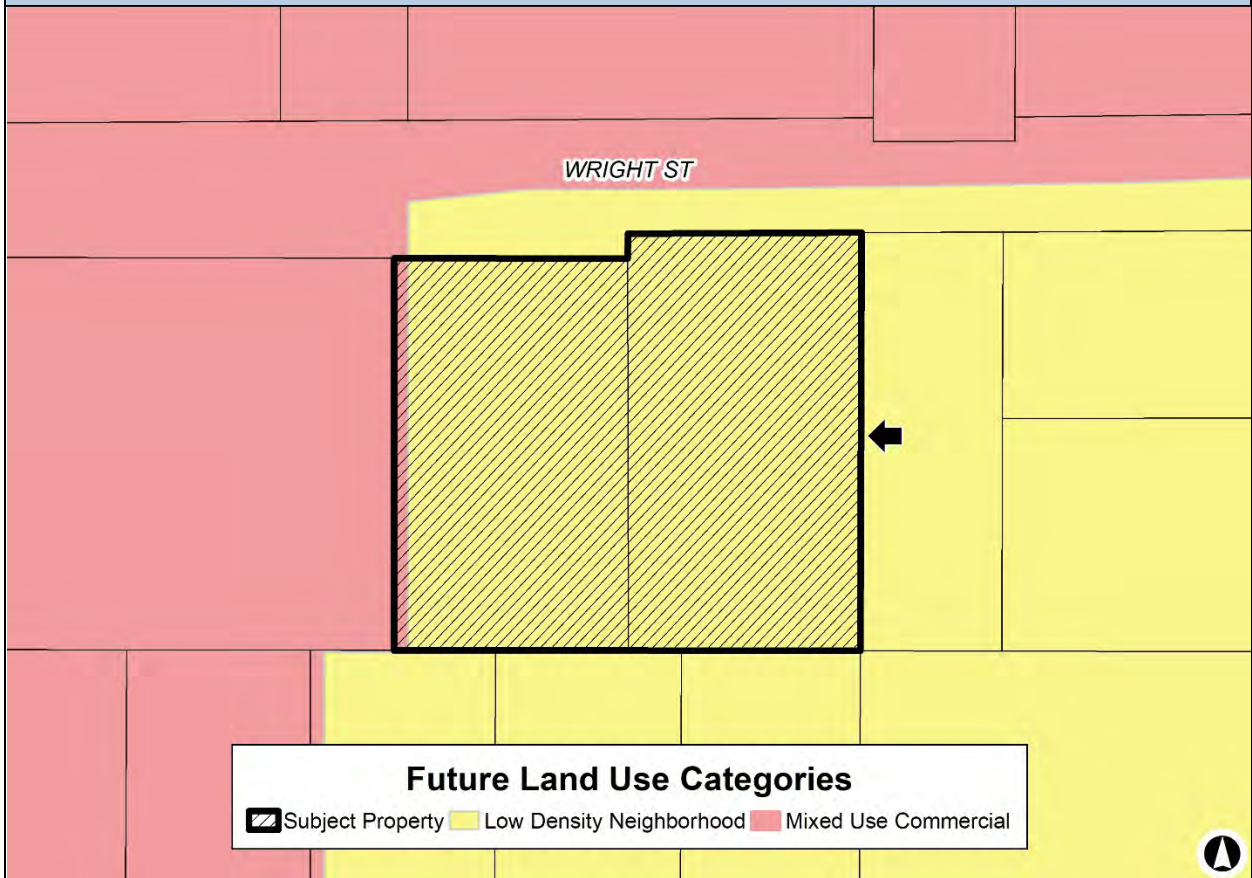
Zoning Map



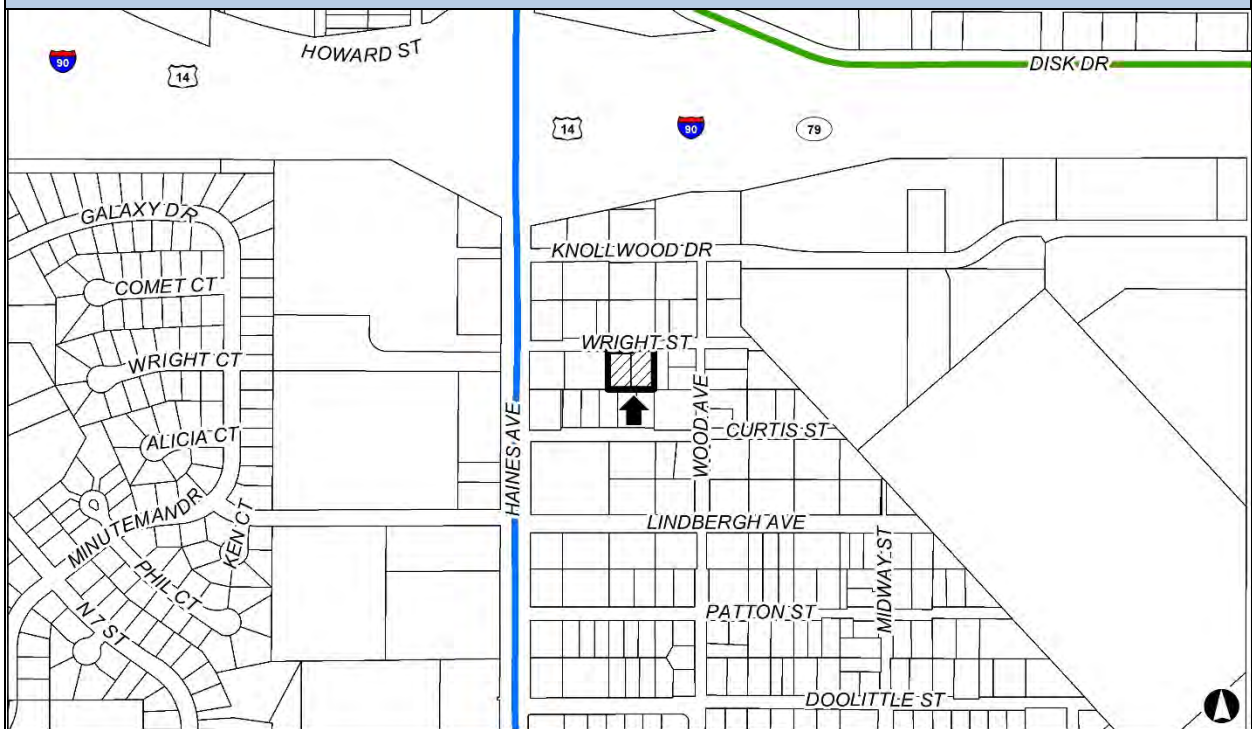
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Low Density Residential District 2		Required	Proposed
Lot Area		As per RCMC 17.44.050	N/A
Lot Frontage		50 feet at the front building line	N/A
		25 feet abutting a public street	N/A
Maximum Building Heights		2 ½ stories or 35 feet	N/A
Maximum Density		30%	N/A
Minimum Building Setback:			
• N Front		20 feet	N/A
• E Side		8 feet for a one-story dwelling 12 feet for a two-story dwelling	N/A
• W Side		8 feet for a one-story dwelling 12 feet for a two-story dwelling	N/A
• S Rear		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		Not required	N/A
• # of landscape islands		Not required	N/A
Minimum Parking Requirements:			
• # of parking spaces		As per RCMC 17.50.270	N/A
• # of ADA spaces		As per RCMC 17.50.270	N/A
Signage		As per RCMC 17.50.080	N/A
Fencing		As per RCMC 17.18.080	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 rezoning request is intended to develop the properties with two-family dwellings. These parcels have sufficient acreage to accommodate two-family dwellings and are designated appropriately in the Comprehensive Plan.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use designation of the properties is Low Density Neighborhood and Low Density Residential District 2 is listed as a primary zoning district within this designation. The proposed amendment is consistent with the intent and purpose of this title.
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 properties to the west are zoned General Commercial District and the properties to the east are zoned Low Density Residential District. The property is accessed by Wright Street which is suited to accommodate traffic generated by low density residential development. It does not appear that any direct or indirect adverse effects will result from this 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 Low Density Residential District 2 is listed as a primary zoning district within the Future Land Use of Low Density Neighborhood. The rezoning is intended to accommodate a two-family residential development on interior vacant lots. The Comprehensive Plan encourages a mix of housing types and densities within individual neighborhoods and encourages reinvestment and infill development in the

	North Rapid Neighborhood. The rezoning request is consistent with the goals and objectives of the City's Comprehensive Plan.
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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

 **A Balanced Pattern of Growth**

BPG-3.2A:	Mix of Housing Types: The rezoning application is intended to accommodate a two-family residential development which supports the goal of encouraging a range of housing types and densities throughout the community to satisfy current demand and future needs.
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 **A Vibrant, Livable Community**

LC-2.1C:	Variety of Housing Types: The rezoning will accommodate a higher-density residential development within a commercial and single-family area. The request supports the goal of encouraging a mix of housing types within individual neighborhoods.
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 **A Safe, Healthy, Inclusive, and Skilled Community**

N/A	N/A
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 **Efficient Transportation and Infrastructure Systems**

T1-2.1A	Major Street Plan Integration: The property is located east of Haines Avenue which is classified as a Principal Arterial Street on the City's Major Street Plan.
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 **Economic Stability and Growth**

N/A	N/A
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 **Outstanding Recreational and Cultural Opportunities**

N/A	
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 **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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
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Design Standards:

N/A	Design standards are not reviewed during the rezoning process.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
NR-NA1.1A:	Residential Neighborhoods: The rezoning request is intended to develop a total of four residential units on interior vacant lots and supports the goal of encouraging reinvestment and promoting targeted infill to the area’s established neighborhoods.

The Development Review Team recommends approving the request to rezone the property from Low Density Residential District 1 to Low Density Residential District 2 for the following reasons:	
•	The rezoning application is necessary to accommodate a two-family residential development.
•	The proposed amendment is compatible with the character of the surrounding properties and meets the objectives outlined in the Comprehensive Plan.
•	A review of the criteria listed in 17.54.040.D has not identified any adverse impacts associated with the rezoning of these properties.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning Request from Low Density Residential District 1 to Low Density Residential District 2 be approved.	