



# Rapid City Planning Commission

## Rezoning Project Report

### August 25, 2016

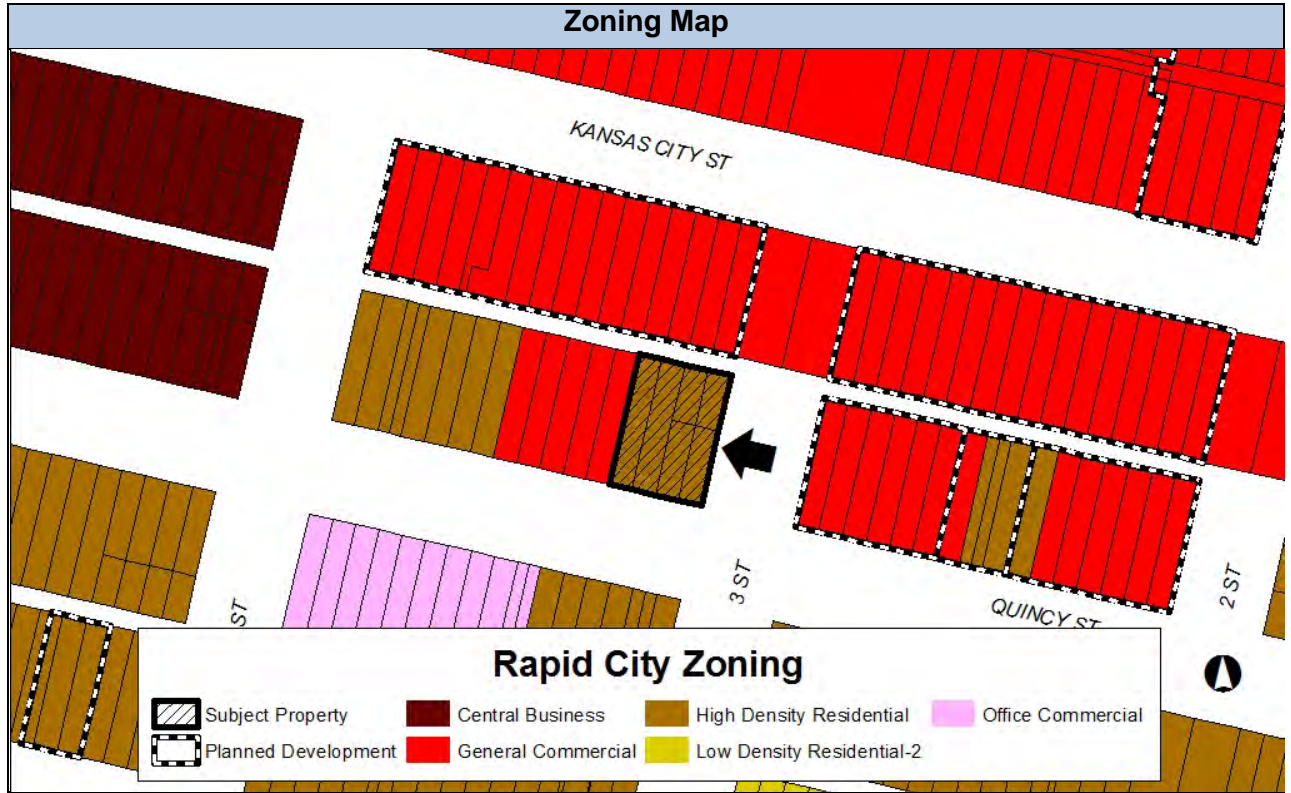
| <b>Item 2</b>                                                                           |                                                                                        |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| <b>Applicant Request(s)</b>                                                             |                                                                                        |
| Case # 16RZ029                                                                          | A request to rezone property from High Density Residential District to Public District |
| Companion Case(s):                                                                      |                                                                                        |
| #16RZ027, A request to rezone from High Density Residential District to Public District |                                                                                        |
| #16RZ028, A request to rezone from General Commercial District to Public District       |                                                                                        |

| <b>Development Review Team Recommendation(s)</b>                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Development Review Team recommends that the request to rezone property from High Density Residential District to Public District be <b>approved</b> . |

| <b>Project Summary Brief</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <p><b>Update 8/25/16:</b> At the August 4, 2016 Planning Commission meeting the applicant has requested that this item be continued to the August 25, 2016 Planning Commission meeting to allow necessary signatures to be obtained. All necessary signatures have been obtained and this item can move forward. The applicant has submitted a request to rezone approximately 0.48 acres from High Density Residential District to Public District. The applicant has also submitted two additional requests to rezone adjacent properties from General Commercial District (File #16RZ028) and High Density Residential District (File #16RZ027) to Public District, respectively. The properties were recently acquired by Pennington County and are intended to become part of a multi-use government services complex which will include the existing Pennington County courthouse and administrative building as well as the former National American University building. As a part of this development project, the property is being rezoned to Public District in order to accommodate the proposed government services.</p> |                                  |
| Applicant Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Development Review Team Contacts |
| Applicant: Mike Kuhl, Pennington County Construction<br>Project Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Planner: Robert Laroco           |
| Property Owner: Pennington County, Jerome Bauer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Engineer: Ted Johnson            |
| Architect: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fire District: Tim Behlings      |
| Engineer: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | School District: Kumar Veluswamy |
| Surveyor: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Water/Sewer: Ted Johnson         |
| Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DOT: Stacy Bartlett              |

| <b>Subject Property Information</b> |                                                                                                                                             |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Address/Location                    | 308 Quincy Street, 717 3 <sup>rd</sup> Street, 304 Quincy Street. Northwest of the intersection of Quincy Street and 3 <sup>rd</sup> Street |
| Neighborhood                        | Downtown/Skyline Drive Neighborhood                                                                                                         |
| Subdivision                         | Original Township                                                                                                                           |
| Land Area                           | 0.48 acres, approximately 20,909 square feet                                                                                                |
| Existing Buildings                  | Existing residences.                                                                                                                        |
| Topography                          | Typically level                                                                                                                             |
| Access                              | Quincy Street, 3rd Street                                                                                                                   |
| Water Provider                      | Rapid City                                                                                                                                  |
| Sewer Provider                      | Rapid City                                                                                                                                  |
| Electric/Gas Provider               | Black Hills Power/Montana-Dakota Utilities                                                                                                  |
| Floodplain                          | None identified                                                                                                                             |
| Other                               | N/A                                                                                                                                         |

| Subject Property and Adjacent Property Designations |                 |                    |                                  |
|-----------------------------------------------------|-----------------|--------------------|----------------------------------|
|                                                     | Existing Zoning | Comprehensive Plan | Existing Land Use(s)             |
| Subject Property                                    | HDR             | Downtown           | Residential                      |
| Adjacent North                                      | GC/PD           | Downtown           | College campus building          |
| Adjacent South                                      | HDR             | UN                 | Residential                      |
| Adjacent East                                       | GC/PD           | Downtown           | Residential                      |
| Adjacent West                                       | GC              | Downtown           | Parking and commercial structure |

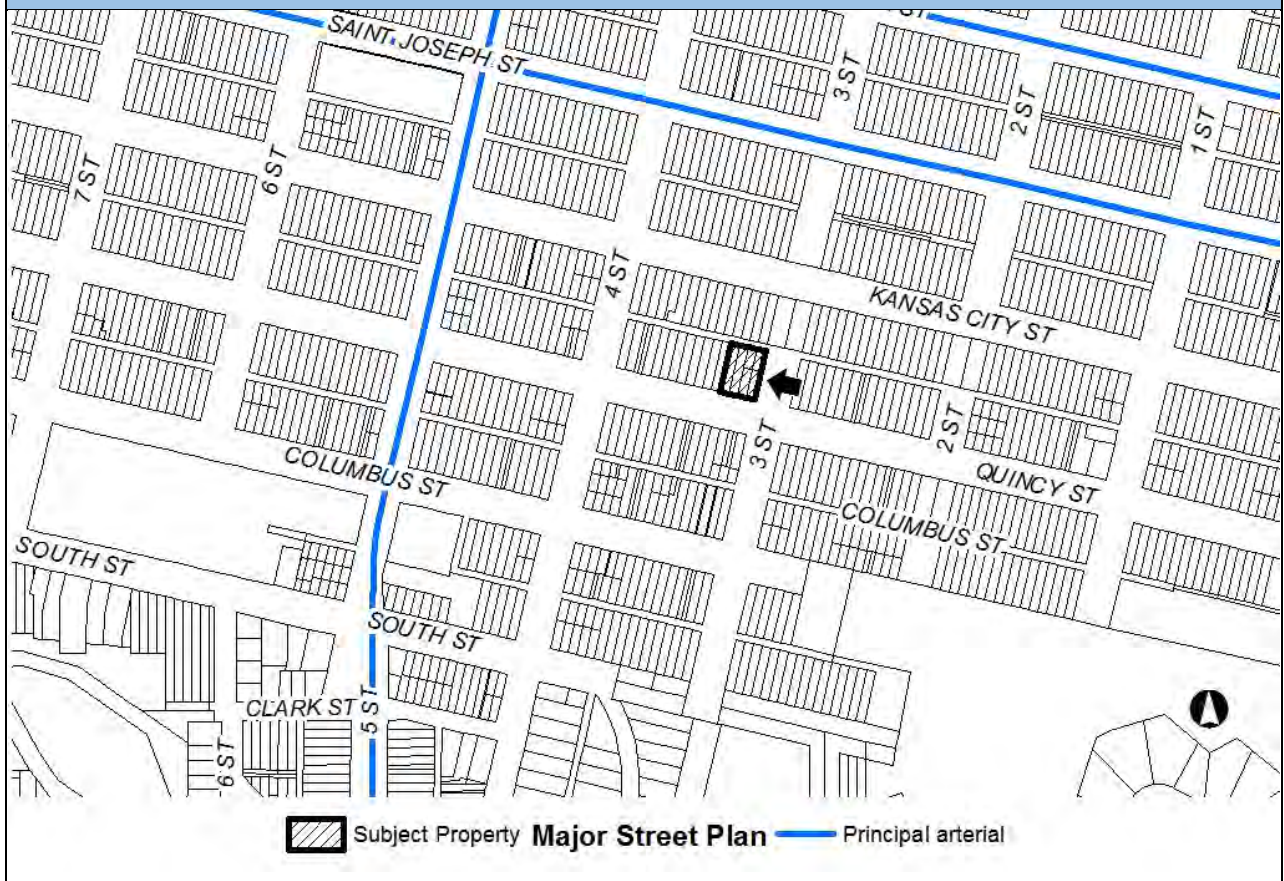




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



| Relevant Case History                |                                 |                                        |        |
|--------------------------------------|---------------------------------|----------------------------------------|--------|
| Case/File#                           | Date                            | Request                                | Action |
| N/A                                  | N/A                             | N/A                                    | N/A    |
| Relevant Zoning District Regulations |                                 |                                        |        |
| Public District                      | Required                        | Proposed                               |        |
| Lot Area                             | No minimum required             | 0.48 acres, approximately 20,909 sq ft |        |
| Lot Frontage                         | No minimum required             |                                        |        |
| Maximum Building Heights             | 4 stories, 45 feet              | N/A                                    |        |
| Maximum Density                      | 50%                             | N/A                                    |        |
| Minimum Building Setback:            |                                 |                                        |        |
| • Front                              | 25 ft to 4 <sup>th</sup> Street | N/A                                    |        |
| • Rear                               | 25 ft to northern property line | N/A                                    |        |
| • Side                               | 25 ft to eastern property line  | N/A                                    |        |
| • Street Side                        | 25 ft to Quincy Street          | 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                              | N/A                             | N/A                                    |        |
| Fencing                              | N/A                             | 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 acquisition of the property by Pennington County is to allow future development of government services and parking on the properties and creates changing conditions in the area which necessitate the requested rezone.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2. The proposed amendments shall be consistent with the intent and purposes of this title.                                                                          | Representatives from Pennington County have indicated that the old National American University site will be redeveloped with a mix of government and health services, including a detoxification center and offices. Government services are the primary intended uses within the Public District. The proposed amendment is consistent with the intent and purpose of the title. The applicant should note that public office and other public buildings, including health services, are conditional uses in the Public District, requiring that a Conditional Use Permit be approved for the property prior to initiation of any conditional uses on the site. |
| 3. The proposed amendment shall not adversely affect any other part of the city, nor shall                                                                          | The proposed amendment, in conjunction with the associated rezone requests, will allow for redevelopment of the site with parking, government offices and health                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |







|                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>any direct or indirect adverse effects result from the amendment.</p>                                                                                                                                                    | <p>facilities in the future. The redevelopment of the site will result in a loss of residential use of the existing property and will increase the intensity of use in the area with additional offices, services, and parking. However, the property is located within the existing Downtown land use designation, and is within an area anticipated for a mix of residential, commercial, and public uses. The acquisition of the property by Pennington County makes the Public District the appropriate zoning district for the property. Future development of the property will require the review and approval of a building permit and a Conditional Use Permit in order to ensure that development of the property mitigates potential adverse impacts of development to the greatest extent possible.</p> |
| <p>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.</p> | <p>As previously noted, the property is located in an area slated for Downtown development, including a mix of high-intensity commercial, residential, and public uses. The amendment will allow the redevelopment and expansion of existing Pennington County government services, and will provide a mix of necessary services in a central location within close proximity to several transportation routes. The proposed amendment is consistent with the goals and objectives of the development plan for the City of Rapid City.</p>                                                                                                                                                                                                                                                                          |

**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**

|                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p align="center"><b>A Balanced Pattern of Growth</b></p>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>BPG-1.2B</p>                                                                                                                                                    | <p><u>Priority Activity Centers for Reinvestment, Downtown:</u> The rezoning of property to Public District is part of plans for the redevelopment of the former National American University property and surrounding property with additional offices and services for Pennington County. Anticipated uses include a detox center and rehabilitative counseling and social services. The rehabilitation and reuse of the existing National American University site will contribute to the ongoing reinvestment and redevelopment of the Downtown area into a mixed-use destination.</p> |
|  <p align="center"><b>A Vibrant, Livable Community</b></p>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>LC-3.2B</p>                                                                                                                                                     | <p><u>Adaptive Reuse:</u> The requested rezones will allow the redevelopment of the existing site with additional parking, offices, and services to be located in the existing National American University building. The proposed adaptive reuse of this large, institutional building could spur additional development and redevelopment in the neighborhood.</p>                                                                                                                                                                                                                       |
|  <p align="center"><b>A Safe, Healthy, Inclusive, and Skilled Community</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>SHIS-1.1B</p>                                                                                                                                                   | <p><u>Growth Coordination:</u> As the Rapid City area continues to grow, access to social services and government offices must continue to meet the needs of City residents. The redevelopment of this site will allow the centralization of several government and social services into one location and maintain adequate levels of service for the community.</p>                                                                                                                                                                                                                       |

|                                                                                   |                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHIS-3.3A                                                                         | <u>Facility Coordination</u> : The proposed redevelopment of this site will help to provide a variety of health and social services at one central location which is conveniently located for client access.                                                                                                                                           |
|  | <b>Efficient Transportation and Infrastructure Systems</b>                                                                                                                                                                                                                                                                                             |
| N/A                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                    |
|  | <b>Economic Stability and Growth</b>                                                                                                                                                                                                                                                                                                                   |
| N/A                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                    |
|  | <b>Outstanding Recreational and Cultural Opportunities</b>                                                                                                                                                                                                                                                                                             |
| N/A                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                    |
|  | <b>Responsive, Accessible, and Effective Governance</b>                                                                                                                                                                                                                                                                                                |
| GOV-2.1A                                                                          | <u>Public Input Opportunities</u> : The requested rezone requires notification of surrounding property owners located within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been no inquiries into the requested rezone. |

| <b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Future Land Use Plan Designation(s):</b>                             | Downtown, Regional Activity Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Design Standards:</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| GDP-MU7                                                                 | <p><u>Rehabilitation of Existing Activity Centers and Corridors</u>: The materials submitted with this requested rezone do not include a design or plans for the proposed redevelopment of the site. It should be noted that design plans are not required as a part of a rezone request. However, staff should note that any redevelopment of property within an existing activity center should take into consideration the following:</p> <ul style="list-style-type: none"> <li>• Building sites should be located closer to the street edge where possible to break up parking and to help frame the street.</li> <li>• Landscaping and low walls should be incorporated into design in order to screen surface parking from the street.</li> <li>• Pedestrian linkages between the center and the adjacent neighborhoods should be provided where they do not exist.</li> </ul> |

| <b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b> |                                                                                                                                                                                 |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Neighborhood:</b>                                                       | Downtown/Skyline Drive Neighborhood                                                                                                                                             |
| <b>Neighborhood Goal/Policy:</b>                                           |                                                                                                                                                                                 |
| DSD-NA1.1D                                                                 | <u>Mixed-Use Development</u> : The proposed rezone encourages the adaptive reuse of an existing building within the downtown core with a mix of government and health services. |

**The Development Review Team recommends that the request to rezone the property from High Density Residential District to Public District be approved for the following reasons:**

- The applicant has submitted this request to rezone property from High Density Residential District to Public District. The property considered for rezoning lies south of the existing Pennington County Courthouse and the vacant National American University site. The National American University site and surrounding residential development are anticipated to be redeveloped in the future with government services to include a detox center and rehabilitative and counseling services. These services are conditional uses in the Public District. The applicant should be aware that a Conditional Use Permit will be required prior to redevelopment of the site.

**Staff recommends that the request to rezone property from High Density Residential District to Public District be approved.**