



# Rapid City Planning Commission

## Rezoning Project Report

February 8, 2018

<b>Item #5</b>
<b>Applicant Request(s)</b>
Case #18RZ002 – Rezoning request from High Density Residential District to Office Commercial District
Companion Case(s) #18PD002 –Final Planned Development Overlay to allow an alumni center

<b>Development Review Team Recommendation(s)</b>
Staff recommends that the Rezoning request be approved.

<b>Project Summary Brief</b>
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The applicant has submitted a Rezoning request to change the zoning designation from High Density Residential District to Office Commercial District for a parcel of land approximately 0.41 acres in size. The applicant has also submitted a Final Planned Development Overlay (File #18PD002) to allow an alumni center for the South Dakota School of Mines & Technology. In particular, the applicant is proposing to construct a two-story, 5,197 square foot building including office space and assembly area. The property is located on the northwest corner of the intersection of East Kansas City Street and Birch Avenue.

The City is currently working on creating a new zoning designation to be known as the Urban Commercial District. Upon adoption of the Ordinance Amendment, a rezoning application will be submitted to rezone portions of the downtown area to Urban Commercial District. This property is within the proposed boundary of the new district. As such, staff has worked with the applicant to ensure that several of the design features are in compliance with the design standards of the Urban Commercial District. The Exception requests associated with the Planned Development application reflect the design standards of this new district.

Applicant Information	Development Review Team Contacts
Applicant: South Dakota School of Mines & Technology Foundation	Planner: Fletcher Lacock
Property Owner: South Dakota School of Mines & Technology Foundation	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: TSP, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

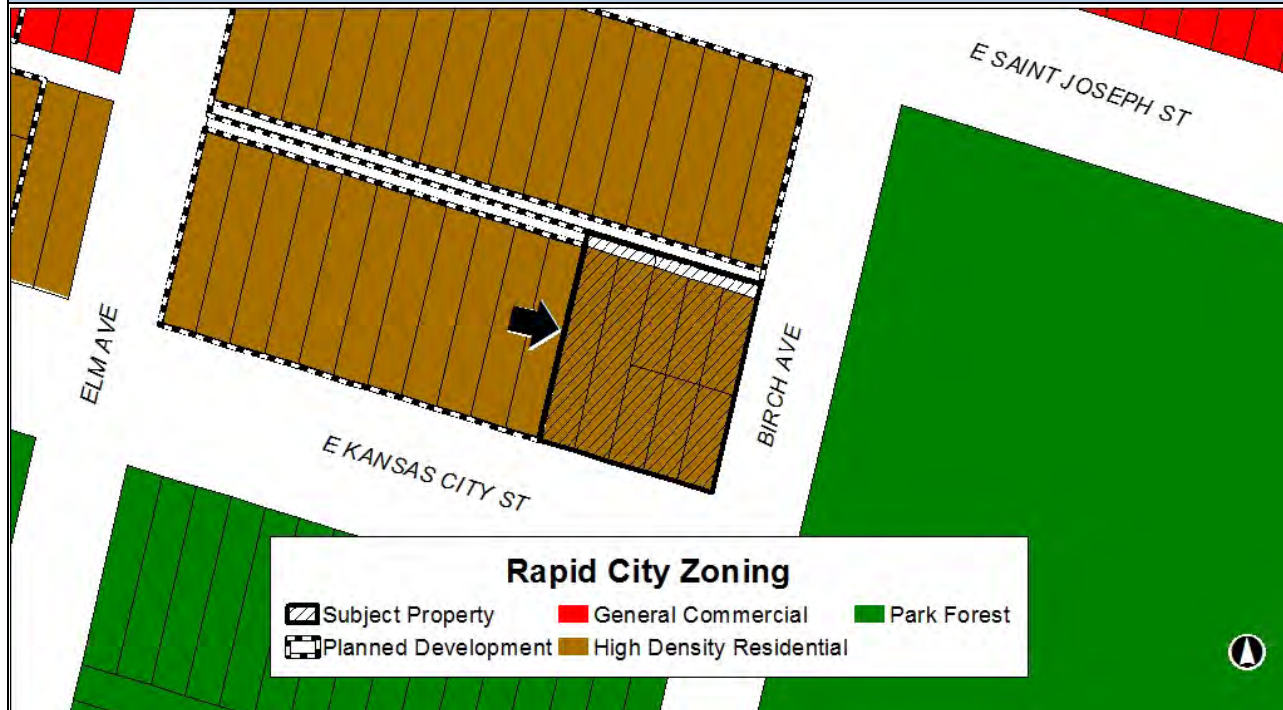
<b>Subject Property Information</b>	
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Address/Location	Northwest corner of the intersection of East Kansas City Street and Birch Avenue
Neighborhood	Downtown / Skyline Drive Neighborhood Area
Subdivision	Denmans Addition
Land Area	0.41 acres
Existing Buildings	Residential structures
Topography	Rises in elevation from north to south approximately 10 feet
Access	East Kansas City Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

<b>Subject Property and Adjacent Property Designations</b>
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	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HDR	MUC	Residential structures
Adjacent North	HDR-PD	MUC – Revitalization Corridor	Apartments
Adjacent South	PF	P/QP	Void of structural development
Adjacent East	PF	P/QP	SDSM&T
Adjacent West	HDR-PD	MUC	Newman Center

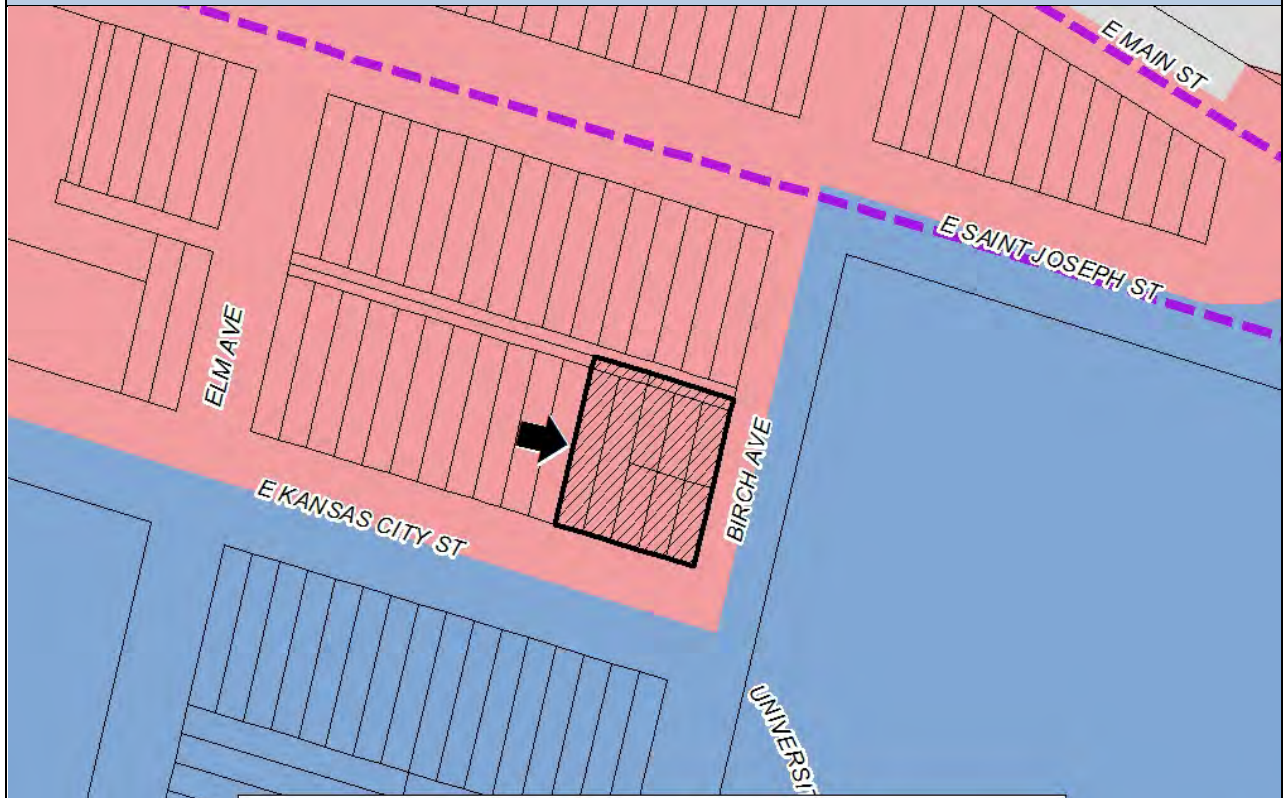
**Zoning Map**



**Existing Land Uses**



### Comprehensive Plan Future Land Use



**Future Land Use Categories**

 Subject Property	 Mixed Use Commercial	 Public/Quasi-Public
 Light Industrial	 Revitalization Corridor	

### Parks or Transportation Plan



### Major Street Plan

 Subject Property	 Collector	 Principal arterial
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Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	0.41 acres
Lot Frontage / Lot Width		N/A	Approximately 275 feet
Maximum Building Heights		3 stories or 35 feet	2 stories
Maximum Density		35%	27%
Minimum Building Setback:			
• Front		25 feet	Requesting an Exception to reduce the setback to 9.67 feet
• Rear		25 feet	51 feet
• Side		25 feet	Requesting an exception to reduce the setback to 20 feet
• Street Side		25 feet	Requesting an Exception to reduce the setback to 20.7 feet
Minimum Landscape Requirements:			
• # of landscape points		13,553	25,620
• # of landscape islands		0	0
Minimum Parking Requirements:			
• # of parking spaces		100	Requesting an Exception to reduce the minimum required parking to 14 spaces
• # of ADA spaces		1	1
Signage		As per RCMC 17.50.080	Proposed ground sign and wall signage
Fencing		Screening fence required along west and north lot line	Requesting an Exception to waive the screening fence requirement

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 subject property is a parcel of land zoned High Density Residential District approximately 0.41 acres in size. The applicant has also submitted a Final Planned Development Overlay (File #18PD002) to allow an alumni center.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Mixed-Use Commercial. The proposed Rezoning request from High Density Residential District to Office Commercial District complies with the future land use designation. The applicant is aware that the property will be Rezoned to Urban Commercial District in the future. The applicant has demonstrated that the proposed development complies with the proposed land area regulations of the new district.
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 located south of the intersection of East Saint Joseph Street and Birch Avenue. East Saint Joseph Street is identified as a Principal Arterial Street on the City's Major Street Plan. Property to the east is the location of the South Dakota School of Mines & Technology. The property is located within the project area boundaries of the

	Downtown Area Master Plan and within the boundaries of the proposed Urban Commercial District zoning designation. It does not appear that the amendment will adversely affect any other part of the City if approved in conjunction with the associated Final Planned Development Overlay.
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 designation of the property is Mixed-Use Commercial. The proposed Rezoning request to Office Commercial District and the associated Final Planned Development Overlay are in keeping with the intent of the Mixed-Use Commercial designation. The future Urban Commercial District will support reducing parking and setbacks and creating a mixed-use and pedestrian friendly form of development.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
 <b>A Balanced Pattern of Growth</b>	
BPG-1.2C	<b>Priority Revitalization Corridors:</b> The property is located south of East Main Street and East Saint Joseph Street which are identified as Revitalization Corridors. Also on the agenda is an Ordinance Amendment (File #18OA001) to create the Urban Commercial District. A future Rezoning request will be submitted once the new zoning district is adopted. The subject property will be included in the new proposed zoning district which promotes a mixed-use pedestrian-oriented development. The current Rezoning request to Office Commercial District and the associated Final Planned Development Overlay (File #18PD002) support the intent of the Mixed-Use Commercial designation and the intent of the future zoning district.
 <b>A Vibrant, Livable Community</b>	
LC-4.1A	<b>Downtown Area Master Plan:</b> The Rapid City Downtown Area Master Plan goals reinforces creating a connection between the South Dakota School of Mines & Technology and the historic downtown. The proposed alumni center encourages reinvestment in the downtown.
LC-5.2B	<b>Reduce Barriers:</b> The proposed Rezoning request and the associated Final Planned Development encourage reinvestment adjacent to a Revitalization Corridor and the South Dakota School of Mines & Technology.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	N/A
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<b>Major Street Plan Integration:</b> The property is located south of East Main Street and East Saint Joseph Street which are both identified as Principal Arterial Streets on the City’s Major Street Plan.
 <b>Economic Stability and Growth</b>	
	N/A

 <b>Outstanding Recreational and Cultural Opportunities</b>	
N/A	
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	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 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed-Use Commercial</b>
<b>Design Standards:</b>	
N/A	The proposed Rezoning request and the associated Final Planned Development Overlay promote a mixed-use pedestrian-oriented design which complies with the intent of the Mixed-Use Commercial future land use designation and the adopted Downtown Area Master Plan.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Downtown / Skyline Drive Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1E	<b>South Dakota School of Mines &amp; Technology:</b> The Rezoning request and the associated Final Planned Development Overlay supports the Comprehensive Plan goal of encouraging coordination and intensification of uses between Downtown and campus adjacent to the Main Street and Saint Joseph Street.

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 future land use designation of the property is Mixed-Use Commercial. The proposed Rezoning request and the associated Final Planned Development Overlay are in keeping with the intent of the Mixed-Use Commercial future land use designation and the adopted Downtown Area Master Plan.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved .	