



Rapid City Planning Commission

Rezoning Project Report

February 22, 2018

Item #10
Applicant Request(s)
Case #18RZ004 – Rezoning request from High Density Residential District to Urban Commercial District.
Companion Case(s) #18OA001

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

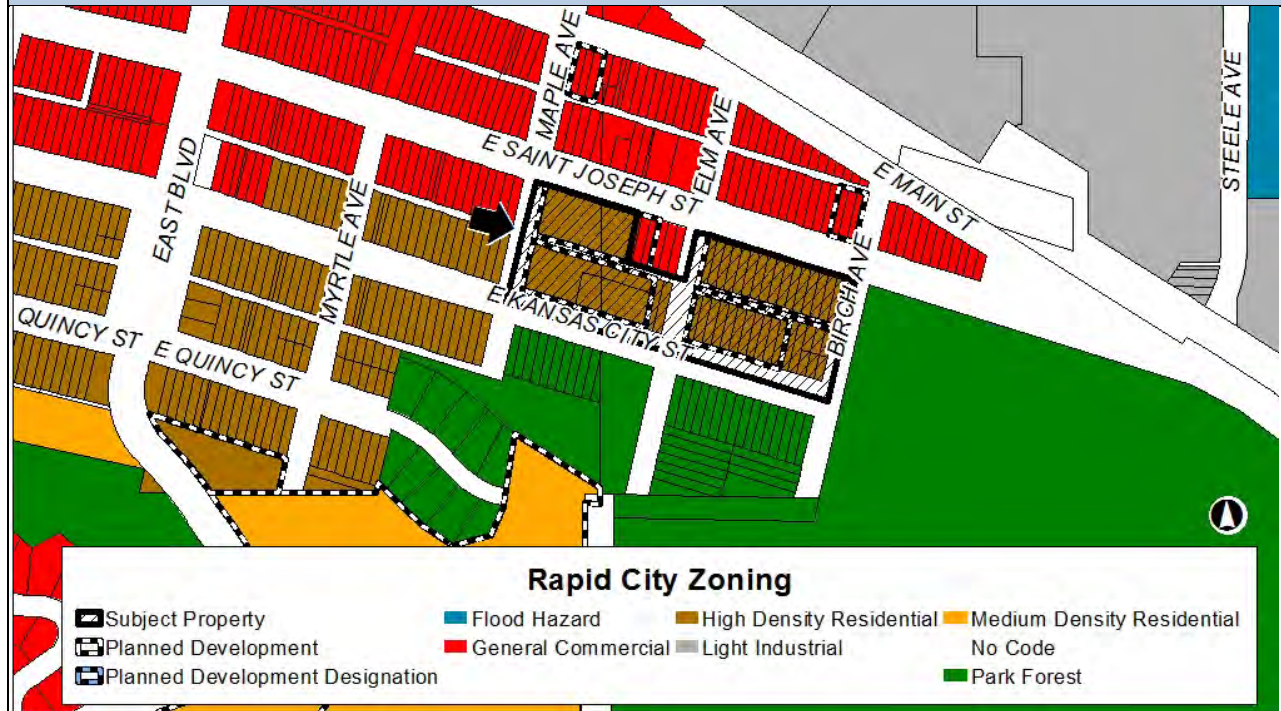
Project Summary Brief	
<p>The City is initiating this rezone request as part of implementation of the Downtown Area Master Plan and the creation of the Urban Commercial Zoning District. There are eight parcels within the rezoning area. The property is currently developed with a mix of apartment buildings, single family and multifamily residential units, as well as a church and surface parking. The Urban Commercial District includes multiple types of housing uses to encourage the construction and redevelopment of additional dwelling units in the downtown area. The property is access from the west by East Saint Joseph Street, a principal arterial on the Major Street Plan and a Pedestrian Oriented Street in the Downtown Master Plan. This rezoning request complies with the Comprehensive Plan and the Downtown Master Plan.</p> <p>Three parcels within the rezoning area are undertaking a redevelopment project to construct an Alumni Center to serve the SDSM&T community. The proposed development is consistent with the Urban Commercial District; however, due to the timelines for creating the Urban Commercial District, the property owner submitted a rezoning application from High Density Residential District to Office Commercial District and a Planned Development application in order to secure entitlements in case of delays in the approval of the Urban Commercial District.</p>	
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: Multiple	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of East Saint Joseph Street between Maple Avenue and Birch Avenue
Neighborhood	Downtown/Skyline
Subdivision	Denman’s Addition and Placer Subdivision
Land Area	Approximately 5 acres
Existing Buildings	High Density Residential
Topography	Generally level
Access	Saint Joseph Street;; East Kansas City Street
Water Provider	City of Rapid City
Sewer Provider	City of Rapid City
Electric/Gas Provider	Black Hills Power
Floodplain	None in floodway or 100 year flood hazard area

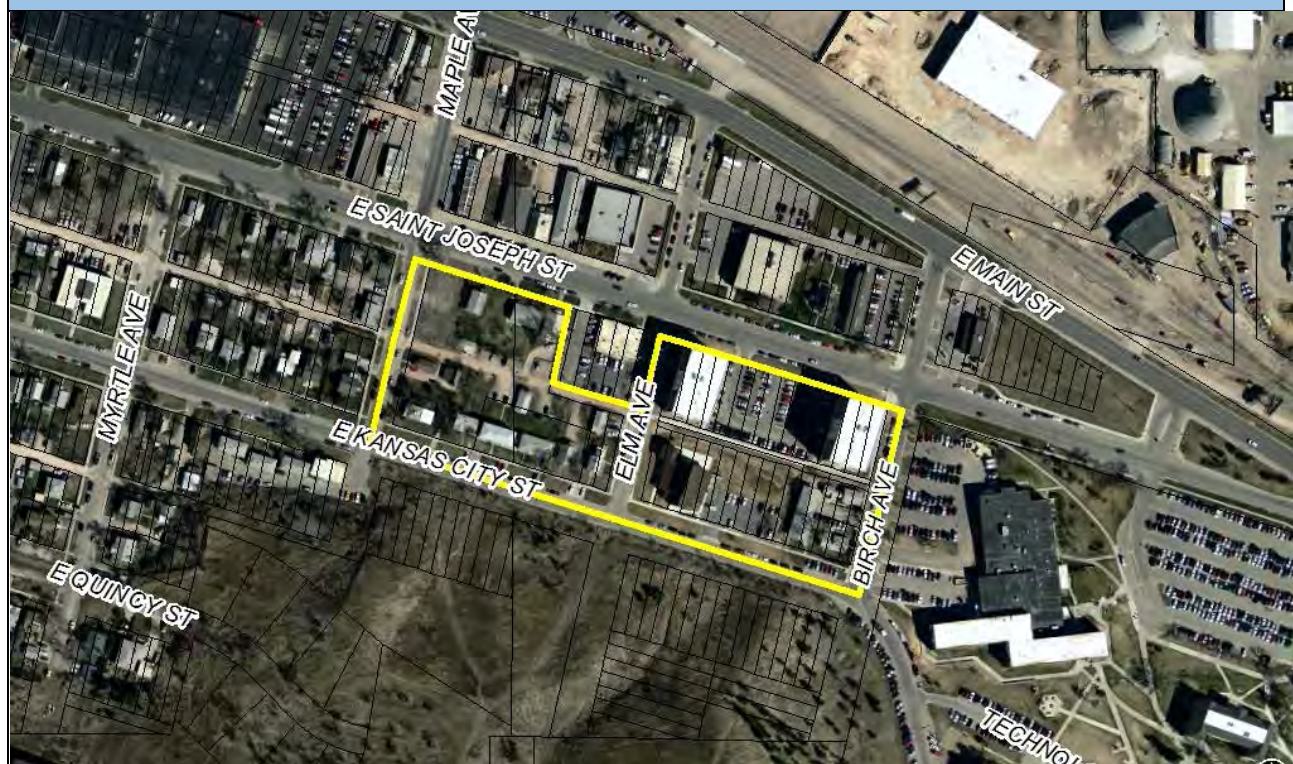
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	HDR	DT	Multi-family residential; other
Adjacent North	GC	DT	Commercial development
Adjacent South	PF	P/QP	Void of structural development
Adjacent East	PF	P/QP	Commercial/Institutional (SDSM&T)
Adjacent West	GC & HDR	DT	Single Family Residential

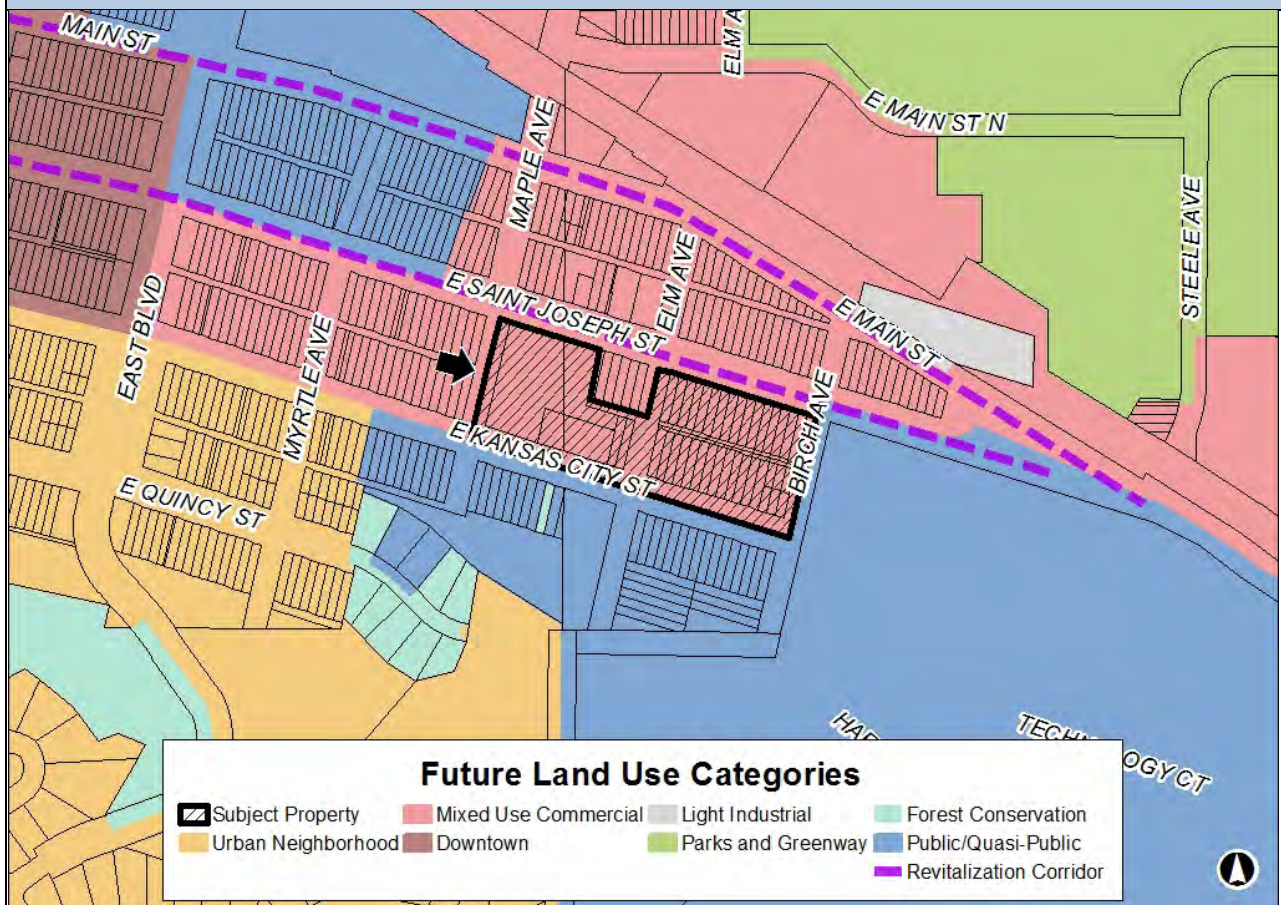
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- Subject Property:** Black hatched pattern
- Collector:** Solid green line
- Principal arterial:** Solid blue line
- Proposed collector:** Dotted green line
- Proposed minor arterial:** Dotted red line

Relevant Case History			
Case/File#	Date	Request	Action
18OA001	2/8/18	Request to create Urban Commercial District	Planning Commission recommended approval on 2/8/18
18RZ002	2/8/18	Request to rezone from High Density Residential District to Office Commercial District	Planning Commission recommended approval on 2/8/18
18PD002	2/8/18	Request for a Final Planned Development Overlay to allow an alumni center	Planning Commission approved on 2/8/18.




Relevant Zoning District Regulations		
Urban Commercial District	Required	Proposed
Lot Area	N/A	N/A
Lot Frontage / Lot Width	N/A	N/A
Maximum Building Heights	8 stories, 100 ft.	N/A
Maximum Density	90% lot coverage	N/A
Maximum Building Setback:		
• Front	0 -10 feet	N/A
Minimum Landscape Requirements:		
• # of landscape points	Per 17.66.060C	N/A
Minimum Parking Requirements:	Per 17.66.060B	
• # of parking spaces		N/A
• # of ADA spaces		N/A
Signage	Per 17.50.080 to 17.50.100	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.	One of the high priority initiatives in the Downtown Area Master Plan was to update zoning regulations in the areas east of 5 th Street in order to remove barriers to redevelopment and improve walkability and connectivity to SD Mines. The plan also emphasized the need for additional housing units. The master plan recommended increasing lot coverage, increasing height limits, decreasing minimum parking requirements, decreasing setbacks, and introducing design standards in this area. The newly created Urban Commercial Zoning District was created to accomplish this goal. This zoning amendment is necessary to implement and administer the Urban Commercial District. This District responds to market conditions favoring mixed use and higher development density, as well as the City's goal to better utilize existing infrastructure in core areas of Rapid City.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use designation for this area is Mixed Use Commercial (characterized by a variety of commercial uses and higher density residential housing). The property is adjacent to the property with a Future Land Use designation of Downtown (characterized by traditional downtown urban fabric with a compact pedestrian-friendly scale). The Intent of the Urban Commercial District is to encourage a live-work-play setting that is pedestrian friendly, accommodates multiple modes of transportation, and supports infill and redevelopment of Community and

	Regional Activity Centers as identified in the City's Comprehensive Plan and Downtown Area Master Plan. In the Urban Commercial District, automobile access, off street parking, and setbacks for development are minimized to support the objectives of this 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 proposed amendment is aimed at implementing the Core Values of the Downtown Area Master Plan for a downtown that is Livable (an emerging neighborhood), Prosperous (hubs for jobs and innovation), Active (lively districts and public space), Welcoming (inclusive and safe), and Connected (a walkable, bikeable, intuitive place). Future redevelopment in this District will take into account utility capacity and stormwater drainage. The proposed rezoning area is accessed primarily from Main Street and East Saint Joseph Street, principal arterials on the Major Street Plan. These streets are also identified as Pedestrian Oriented Streets in the Downtown Area Master Plan. No direct or indirect adverse effects have been identified.
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.	This rezoning proposal is consistent with the Comprehensive Plan, Plan Rapid City, the Future Land Use Plan, the Downtown Area Master Plan, and Drainage Basin Plan.

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-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
BPG-1.2A	Target infill and redevelopment in key areas, including downtown.
BPG-1.2C	Support reinvestment, infill development, and targeted redevelopment along Priority Revitalization Corridors: Main and Saint Joseph Street are identified as revitalization corridors in the City's Comprehensive Plan.
BPG-3	Promoting a balanced mix of uses, future land use flexibility, mix of housing, and housing to enhance vibrancy: The proposed rezoning will encourage mixed-use development and encourage the development of housing in a variety of formats that will support an urban, walkable environment.
	
A Vibrant, Livable Community	
LC-1	Elevate the quality of development by encouraging variety, visual interest, and durability in the design of all new development.
LC-3.1C	Compatible infill and redevelopment in existing neighborhoods and historic districts to take advantage of existing infrastructure and to encourage additional upkeep and reinvestment.
LC-4.1	Reinforce the role of the Downtown as a Regional Activity Center through a diverse mix of uses, public part, neighborhood transitions, diversification of uses, effective parking strategies, targeted infill development and multi-modal connections.
	
A Safe, Healthy, Inclusive, and Skilled Community	

SHIS-	Ensure safe and secure public spaces, neighborhoods and business districts through the design of buildings, parking areas, pathways, landscaping, and roadways.
-------	---



Efficient Transportation and Infrastructure Systems

TI-2.1G	Establish multi-modal transportation access to and between the community's Activity Centers including vehicular, pedestrian, and bicycle connections and transit service.
---------	---



Economic Stability and Growth

EC1.2A	Maintain diverse and attractive housing options close to employment areas.
EC-1.2B	Establish and grow downtown as the main entertainment center in Rapid City be encouraging arts and entertainment uses, supporting the growth of restaurant and hospitality businesses, and providing and supporting diverse services, events, and programming.
EC-2.1A	Support the expansion of retail and entertainment uses in downtown and the surrounding area.
EC-2.3B	Encourage quality housing, entertainment, and services for students near downtown and educational institutions. Prioritize the redevelopment of the area between Downtown and the SDSM&T.



Outstanding Recreational and Cultural Opportunities

RC-3.1A	Incorporate art into public projects/public spaces.
---------	---



Responsive, Accessible, and Effective Governance

GOV-2.1A	The proposed Rezoning request requires that public notice be mailed to property owners and property owners within 250 of the rezone area to inform them of the rezone and allow opportunity to comment during the public hearing process.
----------	---

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Mixed-Use Downtown. This rezone request is proposed to encourage mixed –use design principles
Mixed Use Design Principles: Relationship of uses (concentrated activity, vertical and horizontal mix of uses); Integrated Housing; Pedestrian Access and Orientation; Walkable	

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Downtown/Skyline
Neighborhood Goal/Policy:	
DSD-NA1.1C	Mixed-Use Development: Encourage adaptive reuse and mixed use along the area's primary corridors and within and surrounding the Central Business District.
DSD-NA1.1E:	South Dakota School of Mines and Technology: Support expansion of the SDSM&T Campus and encourage coordination and intensification of uses along the East Main Street and Saint Joseph Street reinvestment corridors to improve connections between downtown and the campus.

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 and Downtown Master Plan. The proposed Rezoning request from High Density Residential District to Urban Commercial District is in compliance with the adopted Comprehensive Plan and the goal of creating mixed-use areas in the City.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends approving the rezoning request.

