



Rapid City Planning Commission

Rezoning Project Report

August 27, 2015

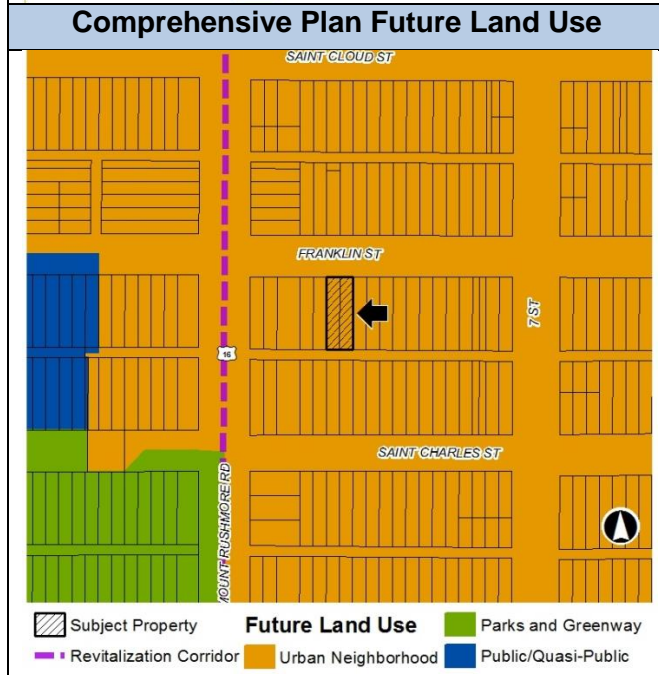
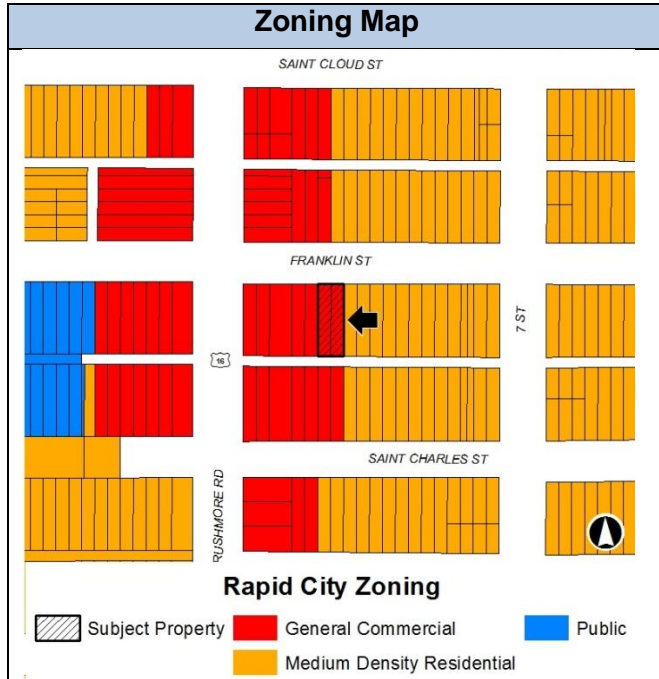
| Applicant Request(s) |
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| Case # 15RZ016; a request to rezone property from General Commercial District to Medium Density Residential District. |
| Companion Case(s) #: N/A |

| Development Review Team Recommendation(s) |
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| The Development Review Team recommends that the request to rezone property from General Commercial District to Medium Density Residential District be approved. |

| Project Summary Brief | |
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| <p>The applicant is requesting to rezone approximately 0.16 acres of property from General Commercial District to Medium Density Residential District. Today the property is developed with a single family residence. The property is currently zoned General Commercial District and was once considered as a part of the Mount Rushmore Road commercial corridor. Property to the east is zoned Medium Density Residential District. The applicant is in the process of purchasing the property and intends to continue the single family residential use on the property. A single family residence is not a permitted use in the General Commercial District and, as such, the applicant has requested this rezone of the property to Medium Density Residential District.</p> | |
| Applicant Information | Development Review Team Contacts |
| Applicant: Donna Lippert | Planner: Robert Laroco |
| Property Owner: Matt and Alexandra Norton | Engineer: Dan Kools |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: N/A | School District: Janet Kaiser |
| Surveyor: N/A | Water/Sewer: Dan Kools |
| Other: | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|---|
| Address/Location | 727 Franklin Street |
| Neighborhood | Downtown/Skyline Drive Neighborhood |
| Subdivision | Flormann Addition |
| Land Area | 0.16 acres (6,970 sq ft) |
| Existing Buildings | Single family residence and detached garage |
| Topography | Generally level |
| Access | Franklin Street, alley access |
| 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 | GC | UN | Single family residence |
| Adjacent North | GC, MDR | UN | Single family residence |
| Adjacent South | GC | UN | Single family residence |
| Adjacent East | MDR | UN | Single family residence |
| Adjacent West | GC | UN | Single family residence |









| Relevant Case History | | | |
|--------------------------------------|--|---|--------|
| Case/File# | Date | Request | Action |
| N/A | N/A | N/A | N/A |
| Relevant Zoning District Regulations | | | |
| General Commercial District | Required | Existing | |
| Lot Area | 6,500 sq ft | 6,970 sq ft | |
| Lot Frontage | 50 ft. | 50 ft | |
| Maximum Building Heights | 3 stories, 35 ft | 1 story, < 35 ft, | |
| Maximum Density | 30% | Unknown, appears < 30% | |
| Minimum Building Setback: | | | |
| • Front | 20 ft | 25.5 ft | |
| • Rear | 25 ft to primary structure. 5 ft to accessory structures | Greater than 25 ft to primary structure. Unknown distance to garage, appears < 5 ft | |
| • Side | 8 ft/ 8ft | Unknown, appears greater than 8 ft on both sides | |
| • Street Side | N/A | 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 | | | |
| • # of ADA spaces | N/A | N/A | |
| Signage | Pursuant to RCMC | N/A | |
| Fencing | Pursuant to RCMC | None proposed | |

| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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. | In the past this property was rezoned to General Commercial District in anticipation of the development of the Mount Rushmore Road commercial corridor. To date, commercial development has not developed on the east side of Mount Rushmore Road to the extent anticipated. The existing property is currently in use as a single family residence. The applicant is proposing to purchase the home and continue to use the property as a single family residence. There are no changing conditions in the area which necessitate this rezone. |
| 2. The proposed amendments shall be consistent with the intent and purposes of this title. | The intent of the Medium Density Residential District is to provide for a range of housing types which include single family detached residences to multifamily apartment complexes. The property has been in use as a single family residence for a number of years. The proposed amendment is consistent with the intent of the Ordinance. |
| 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 | The requested rezone will not result in additional development on the property and is to allow a currently existing use to remain on the property. Property in all directions are also developed with residential uses. The anticipated commercial development occurring off of Mount |

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| amendment. | Rushmore Road has not occurred. The amendment will not adversely affect any other part of the City. |
| 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 Rapid City Future Land Use Map shows that this area is appropriate as Urban Neighborhood. The Medium Density Residential District is a typical zoning district located within an Urban Neighborhood land use designation. The property is not located on an identified arterial street and is on the fringes of the existing Mount Rushmore Road commercial corridor. A mix of uses including existing single family residences is seen as appropriate development on the fringes of a major commercial corridor. |

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 | |
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|  | A Balanced Pattern of Growth |
| BPG-3.2A | Mix of Housing Types: The requested rezone will allow the existing single family residence to continue to be used on the property. This contributes to the overall diversity of housing stock in the City. |
|  | A Vibrant, Livable Community |
| LC-3.1A | Retain and Enhance Existing Housing Stock: The existing single family residence is not a permitted use in the General Commercial District, which results in difficulty financing the home and obtaining building permits needed for standard maintenance. This results in a degradation of the existing housing stock in the city. The requested rezone will allow the new property owner to maintain the existing home on the property. |
|  | A Safe, Healthy, Inclusive, and Skilled Community |
| N/A | N/A |
|  | Efficient Transportation and Infrastructure Systems |
| N/A | N/A |
|  | Economic Stability and Growth |
| EC-3.2D | Residential Development in Existing Infrastructure and Service Areas: The requested rezone will allow an existing single family residence to continue to utilize existing infrastructure in a central, fully developed area of the City. |
|  | Outstanding Recreational and Cultural Opportunities |
| N/A | N/A |



Responsive, Accessible, and Effective Governance

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| GOV-2.1A | <u>Public Input Opportunities:</u> The rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the requested rezoning of the property. As of this writing, there have been no inquiries into the requested rezone |
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

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| Future Land Use Plan Designation(s): | | Urban Neighborhood |
| Design Standards: | | |
| SDP-N1 | Mix of Housing Types: The requested rezone encourages a mix of housing types while the typical lot size of this property and other properties in the area supports higher density development. | |

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

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| Neighborhood: | Downtown/Skyline Drive Neighborhood | |
| Neighborhood Goal/Policy: | | |
| DSD-NA1.1B | <u>Residential Neighborhoods:</u> The requested rezone encourages reinvestment in the exiting residential development of the neighborhood. | |

The Development Review Team Recommends that the request to rezone property from General Commercial District to Medium Density Residential District be approved for the following reasons:

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| • | The property has been developed with a single family residence for a number of years. The anticipated commercial development associated with Mount Rushmore Road has not extended this far to the east of Mount Rushmore Road and, as such, several properties along this commercial corridor are zoned General Commercial District but are developed with residential uses. |
| • | The applicant intends to continue the existing single family residential use on the property as her primary residence. |
| • | No additions, expansion, or alterations of the existing single family residence are proposed for the property. |
| • | The requested rezone will encourage the maintenance of diverse housing stock in a central, fully developed area of the City. |
| • | The Urban Neighborhood designation is seen as the appropriate land use designation for higher density residential development, especially in proximity to commercial districts or corridors. |

Staff recommends that the requested rezone from General Commercial District to Medium Density Residential District be approved.