



Rapid City Planning Commission

Planned Development Project Report

September 24, 2015

Applicant Request(s)
Case # 15UR018, a Conditional Use Permit to allow a bed and breakfast facility
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the requested Conditional Use Permit to allow a bed and breakfast be approved with the stipulations noted below.

Project Summary Brief

Update 9/24/15. All additional/revised text has been added in bold. This application was continued at the September 10, 2015 Planning Commission meeting to allow notification requirements to be met. The applicant has submitted a Conditional Use Permit to allow a bed and breakfast on approximately 0.15 acres of property zoned Low Density Residential District. The applicant is proposing to operate the facility with a maximum of two beds and a total of four guests as a part of the “AirBnB” listing service. A bed and breakfast is a conditional use in the Light Industrial District. No alterations or expansions of the existing single family residence or the attached two-stall garage are being proposed as a part of this request. The applicant has submitted an operations plan noting that most of the year the bed and breakfast will be a one-bedroom facility with a check-in time of 3:00 pm and a check out time of 12:00 pm. No food service is proposed as a part of this request. Guests will be required to park in the existing driveway only.

Applicant Information	Development Review Team Contacts
Applicant: Donna Gilbert	Planner: Robert Laroco
Property Owner: Donna Gilbert	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

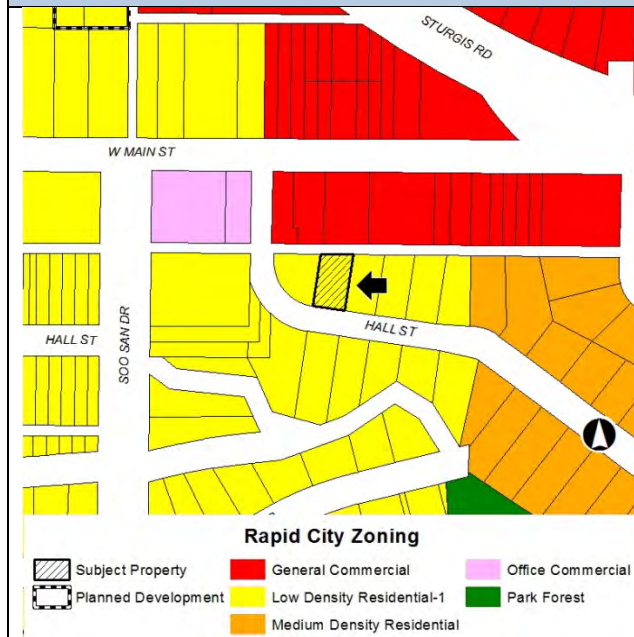
Subject Property Information	
------------------------------	--

Address/Location	3414 Hall Street (approximately 190 feet southeast of the intersection of Hall Street and West Main Street)
Neighborhood	West Rapid neighborhood
Subdivision	Beatty Subdivision
Land Area	Approximately 0.15 acres (approximately 6,534 sq ft.)
Existing Buildings	Single family residence with attached two-stall garage
Topography	Generally level
Access	Hall Street, alley access to north side of property
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	Single family residence with attached two-stall garage
Adjacent North	GC	MUC	Commercial/retail center
Adjacent South	LDR	LDN	Single family residences
Adjacent East	LDR	LDN	Single family residences
Adjacent West	LDR </td <td>LDN</td> <td>Single family residences</td>	LDN	Single family residences

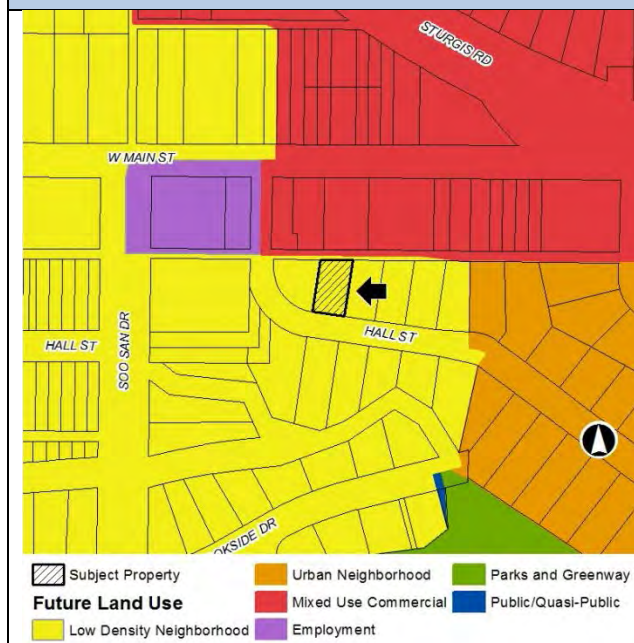
Zoning Map



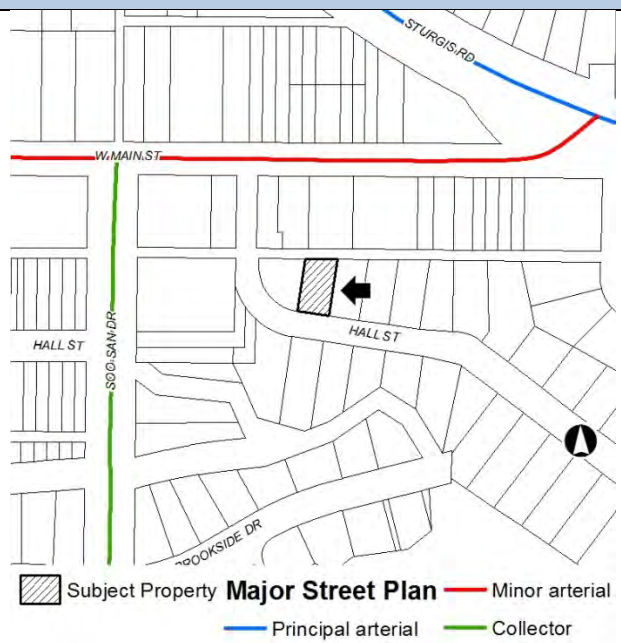
Existing Land Uses



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			
General Commercial District	Required	Proposed	
Lot Area	6,500 sq ft.	6,534 sq ft	
Lot Frontage	50 ft	Approximately 61.5 ft	
Maximum Building Heights	2 ½ stories, less than 35 ft	1 ½ stories, less than 35 ft	
Maximum Density	30% maximum	26.23%	
Minimum Building Setback:			
• Front	20 ft	24 ft 6 in.	
• Rear	25	20 ft (existing deck)	
• Side	8 ft/8ft	10 ft/9 ft.	
• 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	1 per room + 2.0 per dwelling unit	1 per room + 2.0 per dwelling unit (4 total)	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	None proposed	
Fencing	Per RCMC	Existing, no new proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.52.030.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:	
	Findings
1. The location, character, and natural features of the property;	The property is comprised of 0.15 acres located in a residentially zoned neighborhood. The property is generally level.
2. The location, character, and design of adjacent buildings;	Properties to the west, east, and south are all zoned Low Density Residential District and are developed with residential uses. Property to the north abuts West Main Street and is developed with a commercial business.
3. Proposed fencing, screening, and landscaping;	No additional fencing, screening, or landscaping is proposed as a part of this request.
4. Proposed vegetations, topography, and natural drainage;	No additional vegetation, changes to the existing topography, or changes to the existing drainage are proposed as a part of this request.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;	The site does include existing property line sidewalks. Guests will be required to park on the existing driveway and residents will park in the existing two-stall garage.
6. Existing traffic and traffic to be generated by the proposed use;	The proposed bed and breakfast will primarily consist of one room, although up to two rooms may be utilized. It is not anticipated that the proposed bed and breakfast will create a significant increase in the traffic in the

	neighborhood.
7. Proposed signs and lighting;	No additional signs or lighting are proposed as a part of this request.
8. The availability of public utilities and services;	The property is serviced by Rapid City water and sewer. Public Works staff has not noted any concerns with the water or sewer capacity in the neighborhood.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The property is designated as appropriate as a low density neighborhood. The Comprehensive Plan identifies home occupations as desirable uses in the land designated for low density residential development but should be integrated into the character and design of the neighborhood. The applicant is not proposing any additions or expansions to the existing structure and is proposing a maximum of two beds for the facility. It appears that the objectives of the Comprehensive Plan are being met.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	The existing structures on the property include a rear deck which is located 20 feet from the rear property line. A minimum 25 foot rear yard setback is required. The deck is considered as legally non-complying and may remain on the property until such time as the structures on the property are expanded. All other density, yard, and building height requirements are being met.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks, and orientation;	Based on the operations plan for the facility, it does not appear that meals will be offered as a part of the services of the bed and breakfast and the proposed use will not create excessive noise, odor, smoke, dust, air pollution, or water pollution on the property.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	Rapid City Municipal Code requires that all bed and breakfast operators must obtain a license from the State. The applicant has submitted materials showing that the required State license application has been submitted and is currently under review. The proposed bed and breakfast must operate in compliance with all requirements of the Rapid City Municipal Code and the submitted operations plan. This will ensure that any potential adverse impacts of the use on the property are mitigated to the greatest extent possible.

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-3.1B	<u>Future Land Use Flexibility</u> : The requested Conditional Use Permit encourages flexibility in the types of uses which may be permitted on the property. The use of the home as a residence as well as a bed and breakfast promotes the flexibility of land uses in the neighborhood.

 A Vibrant, Livable Community	
LC-1.1E	<u>Context Sensitive Design</u> : The proposed bed and breakfast will be located within an existing structure, and no additions or expansions are being proposed as a part of the request. The design and use of this facility mirrors the neighborhood character.
 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-1.3A	<u>Local Business Support</u> : The proposed bed and breakfast is a new local business. The Conditional Use Permit ensures that a safe, desirable location is being provided in order to support this new local business.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities</u> : The Conditional Use Permit requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. Community Planning has received a number of inquiries into this request. Area residents have expressed opposition to this request due to concerns with on-street parking and security.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N6	<u>Residential Infill and Redevelopment</u> : The requested bed and breakfast contributes to the investment and redevelopment of the existing neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood
Neighborhood Goal/Policy:	
WR-NA1.1D	<u>Mixed-Use Development</u> : The request promotes the diversification of uses within the neighborhood. In particular, this location is in proximity to both the National Guard Camp and the FTC Express Community Activity Centers, contributing to the vibrancy and reinvestment in both areas.

The Development Review Team Recommends that the request for a Conditional Use Permit to allow a bed and breakfast be approved for the following reasons:	
•	The requested bed and breakfast consists of a maximum of two beds and a maximum of four guests. No alterations or expansions to the existing facility are being proposed. No signage is being proposed. The limited scope of the proposed business should

	have a minimal impact on the neighborhood.
•	The request promotes the development of mixed uses in the area while maintaining the residential character of the neighborhood.
•	The Conditional Use Permit will serve as the tool to ensure that the operation of the bed and breakfast does not have a negative impact with this residential area while allowing a limited commercial use within the existing residence.

Staff recommends that the requested Conditional Use Permit be approved with the following stipulations:	
1.	Prior to commencement of the use, the applicant shall obtain all necessary state licensing. A copy of the issued license shall be provided to Community Planning and Development Services.
2.	A minimum of four off-street parking spaces shall be provided. All parking shall continually comply with the requirements of the Rapid City Municipal Code.
3.	This Conditional Use Permit shall allow for a bed and breakfast to be operated on the property. The bed and breakfast facility shall operate in compliance with the submitted operations plan and all requirements of the Low Density Residential District. Changes in the operation or operator of the bed and breakfast facility will require a Major Amendment to the Conditional Use Permit. All uses permitted in the Low Density Residential District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Conditional Use Permit.