



# Rapid City Planning Commission

## Rezoning Project Report

February 4, 2016

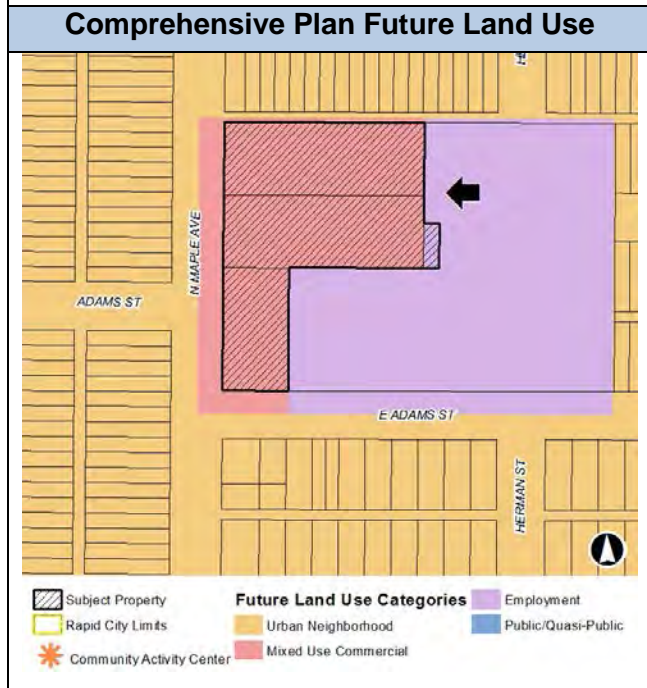
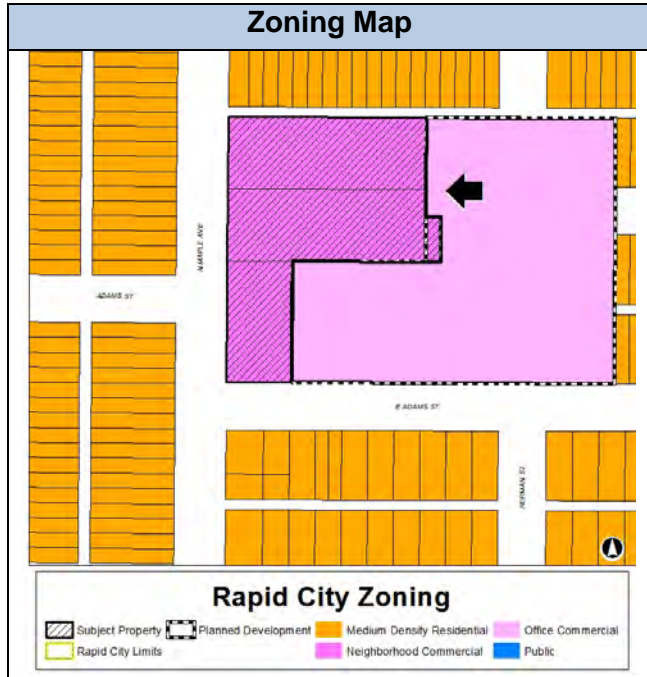
Applicant Request(s)
Case # 16RZ001; a request to rezone property from Neighborhood Commercial District to Office Commercial District
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from Neighborhood Commercial District to Office Commercial District be approved.

Project Summary Brief	
<p>The applicant has submitted a request to rezone approximately 2.41 acres of property from Neighborhood Commercial District to Office Commercial District. Youth and Family Services' central offices are located on property adjacent to the east. Over time Youth and Family Services has acquired the subject properties and expanded operations of the existing community center. Now, Youth and Family Services is proposing a redesign and update of their existing facilities as well as parking for the site. As a part of their proposed redevelopment, the applicant is requesting that the acquired property be rezoned in order to accommodate the proposed new parking, offices and classrooms. Portions of the Youth and Family Services facilities located to the east of the subject property are located within a Planned Development. It is anticipated that Youth and Family Services will submit a Major Amendment to expand the boundary of the existing Planned Development and update the facilities and uses on the site to include the subject properties.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Youth and Family Services, Inc.	Planner: Robert Laroco
Property Owner: Youth and Family Services, Inc.	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: Renner & Associates, LLC	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Northeast of the intersection of North Maple Avenue and East Adams Street
Neighborhood	North Rapid
Subdivision	Wises Addition
Land Area	2.41 acres, approximately 104,980 square feet
Existing Buildings	Vacant food bank and medical offices
Topography	Level
Access	North Maple Avenue, East Adams Street
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
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	NCD	MUC	Offices and classrooms
Adjacent North	MDR	UN	Residential
Adjacent South	MDR	UN	Residential
Adjacent East	OCD/ PD	Employment area	Offices and classrooms
Adjacent West	MDR	UN	Residential




Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	No minimum required	2.41 acres, approximately 104,980 sq ft.	
Lot Frontage	No minimum required	Approximately 560 ft	
Maximum Building Heights	3 stories, 35 feet	N/A	
Maximum Density	Maximum 35%	N/A	
Minimum Building Setback:			
• Front	25 ft.	N/A	
• Rear	25 ft	N/A	
• Side	25 ft	N/A	
• Street Side	25 ft	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC	N/A	
• # of landscape islands	Per RCMC	N/A	
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC	N/A	
• # of ADA spaces	Per RCMC	N/A	
Signage	Per RCMC	N/A	
Fencing	Per RCMC	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 properties are comprised of approximately 104,980 square feet located adjacent to the existing Youth and Family Services (YFS) facilities. The existing properties are the former location of a food bank and medical office. YFS have indicated that they will be expanding their current location to include the subject properties, and will develop a new wing on their facilities to be comprised of office and classrooms. As a part of the proposed development, YFS is proposing to rezone the property to one consistent zoning district, to expand the existing Planned Development to include the new properties, and to consolidate all lots in the development into one property. The anticipated redevelopment of the Youth and Family Services facilities constitute substantially changing conditions in the area.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Office Commercial District is intended to provide places for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban







	location near residential neighborhoods. The Youth and Family Services campus has been located on the adjacent site for a number of years and has provided services for the surrounding community in a campus setting. The anticipated expansion will improve services to the neighborhood and create additional parking on the site. The proposed amendment is consistent with the intent of the Zoning 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 amendment.	The requested rezone is a decrease in the intensity of uses permitted in the Neighborhood Commercial District. While the properties are not being utilized today, the existing Neighborhood Commercial District could permit uses such as convenience stores, tobacco shops, pharmacies, banks, laundromats, and liquor stores to be located on the property. Rezoning the properties to Office Commercial District will limit use of the property to office and lighter intensity uses. The decrease in intensity, combined with expected plans to develop the property through the Planned Development, will ensure that potential impacts of the development of this property are mitigated to the greatest extent possible. It does not appear that the proposed rezoning will adversely impact the surrounding neighborhood or 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 City's adopted Major Street Plan shows that North Maple Avenue is identified as a collector street, capable of accommodating a mix of residential and light commercial uses. Youth and Family Services has been located adjacent to the subject property for a number of years, on property owned by the City of Rapid City. It should be noted that Youth and Family Services are in the process of acquiring the property from the City. The proposal is set to be heard by the City Council at the February 1, 2016 City Council meeting. The requested rezone will facilitate the redevelopment of the property with additional YFS facilities. The requested rezone is consistent with the development plans for the city of Rapid City.

**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-1.1A	<u>Compact Growth</u> : The requested rezone will allow for the expansion of office and classroom uses as a part of the redevelopment of Youth and Family Services facilities on existing, previously developed land. The redevelopment of the existing site ensures that future development outside the City's boundaries will not be necessary.
BPG-2.1A	<u>Service Provider Coordination</u> : The requested rezone facilitates the collaboration of the City with Youth and Family Services to improve the existing community center and provide improved facilities and services available to the



	area.
	<b>A Vibrant, Livable Community</b>
LC-3.1C	<u>Compatible Infill and Redevelopment</u> : The requested rezone will allow future redevelopment of the site as a part of Youth and Family Services' plans to expand and improve their existing services. The expected infill and redevelopment will improve the existing character of the neighborhood and provide increased and improved services.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-1.2B	<u>Partnerships</u> : The requested rezone is the first step in a larger effort between the City and Youth and Family Services to coordinate a partnership designed to improved community access to Youth and Family Services facilities and programs. Future redevelopment of the site will continue these efforts.
	<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 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>	Mixed Use Commercial
<b>Design Standards:</b>	
GDP-MU3	<u>Community Facilities</u> : The requested rezone will facilitate redevelopment of the property as a part of the Youth and Family Services campus. The incorporation of schools, plazas, parks, and other community facilities serving the needs of the neighborhood should be encouraged.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	North Rapid Neighborhood
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1A	<u>Reinvestment Areas</u> : The requested rezone will help to emphasize the priority of reinvestment and redevelopment in the area by facilitating the redevelopment of the existing Youth and Family Services campus.

**The Development Review Team recommends that the request to rezone the property from Neighborhood Commercial District to Office Commercial District be approved for**

**the following reasons:**

•	The requested rezone is a decrease in the intensity of uses that could be developed on the property, which will help to maintain the existing character of surrounding residential uses.
•	The requested rezone will facilitate infill and redevelopment of the property with an expansion of the Youth and Family Services campus.
•	Youth and Family Services is an existing non-profit entity dedicated to supporting children and families in the community. The expansion and redevelopment of their existing campus will benefit the community at large.

**Staff recommends that the request to rezone property from Neighborhood Commercial District to Office Commercial District be approved.**