

STAFF REPORT  
November 20, 2014

---

**No. 14RZ011 - Rezoning from General Commercial District to Medium Density Residential District**      **ITEM 3**

---

GENERAL INFORMATION:

|                             |   |
|-----------------------------|---|
| APPLICANT                   | Chris Ericks  |
| PROPERTY OWNER              | Chris Ericks  |
| REQUEST                     | <b>No. 14RZ011 - Rezoning from General Commercial District to Medium Density Residential District</b>                                       |
| EXISTING LEGAL DESCRIPTION  | Lot B of Tract 1 of (Outlot B) of Merchens First Addition, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE              | Approximately 0.02 acres  |
| LOCATION                    | 602 East Meade Street   |
| EXISTING ZONING             | General Commercial District   |
| FUTURE LAND USE DESIGNATION | Mixed Use Commercial  |
| SURROUNDING ZONING          |   |
| North:                      | General Commercial District   |
| South:                      | Medium Density Residential District   |
| East:                       | General Commercial District - Medium Density Residential District   |
| West:                       | Medium Density Residential District   |
| PUBLIC UTILITIES            | Rapid City water and sewer  |
| DATE OF APPLICATION         | October 15, 2014  |
| REVIEWED BY                 | Fletcher Lacock / Nicole Lecy   |

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from General Commercial District to Medium Density Residential District for a parcel of land approximately 871 square feet in size. The applicant owns the adjacent single-family property and is proposing to construct a garage addition. A Developmental Lots Agreement will be needed to combine the 871 square foot lot with the adjacent lot prior to issuance of a Building Permit.

STAFF REPORT  
November 20, 2014

---

**No. 14RZ011 - Rezoning from General Commercial District to Medium Density Residential District** **ITEM 3**

---

The property is located approximately 430 feet west of the intersection of East Meade Street and Hawthorne Avenue. Currently, a shed is located on the property.

STAFF REVIEW:

Staff has reviewed this proposed rezoning request for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

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 City's Future Land Use Plan identifies the property as suitable for Mixed Use Commercial. However, the property is only approximately 871 square feet in size and is located on the south side of the Meade Drainage Channel. The applicant owns the adjacent single-family property and is proposing to construct a garage addition on the subject property. The size of the subject property limits any commercial development. The adjacent property is zoned Medium Density Residential District. The Meade Drainage Channel serves as the buffer between commercial development to the north and the established residential development along East Meade Street.

2. The proposed amendments shall be consistent with the intent and purposes of this title.

The Rapid City Municipal Code states that the Medium Density Residential District is established to provide for medium to high population density with the principal uses of land ranging from single-family to multiple-family apartment uses. The applicant owns the single-family dwelling located on the adjacent property and is proposing to construct a garage addition on the subject property. The property to the north encompasses the Meade Drainage Channel. Portions of the subject property are located in the federally designated 100-year floodplain. The property is not located in the floodway and the applicant has submitted a Floodplain Development Permit. The applicant should be aware that a Developmental Lot Agreement will be needed prior to issuance of a Building Permit. In addition, the subject property is too small for commercial development and lacks access to a public street. It appears that the rezoning request is consistent with the intent and purpose 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 property is currently zoned General Commercial District. The property is identified as suitable for mixed use commercial on the City's Future Land Use Map. However, the property to the north encompasses the Meade Drainage Channel and the size of the property limits any commercial development. The applicant is proposing to construct a garage addition that will be located on the subject property. The applicant should be aware that a Developmental Lot Agreement will be needed prior to issuance of a Building Permit. It does not appear that the proposed rezoning will have a direct or indirect adverse effect on any other part of the City.

STAFF REPORT  
November 20, 2014

---

**No. 14RZ011 - Rezoning from General Commercial District to Medium Density Residential District** **ITEM 3**

---

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 property is served by Rapid City water and sewer. The Meade Drainage Channel to the north will serve as a buffer from commercial development from the residential properties located on the north side of East Meade Street. The proposed Rezoning is not in conflict with the Major Street Plan or the Future Land Use Plan.

Summary: The applicant owns the adjacent single-family property and is proposing to construct a garage addition on the subject property. The size of the subject property limits any commercial development. The Meade Drainage Channel serves as the buffer between commercial development to the north and the established residential development along East Meade Street. Staff recommends that the rezoning request be approved.

Notification: The mailings and sign have been picked up. The mailings have been returned to Community Planning and Development Services for posting. Staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the November 20, 2014 Planning Commission meeting if this requirement has not been met.