



# Rapid City Planning Commission

## Rezoning Project Report

June 4, 2015

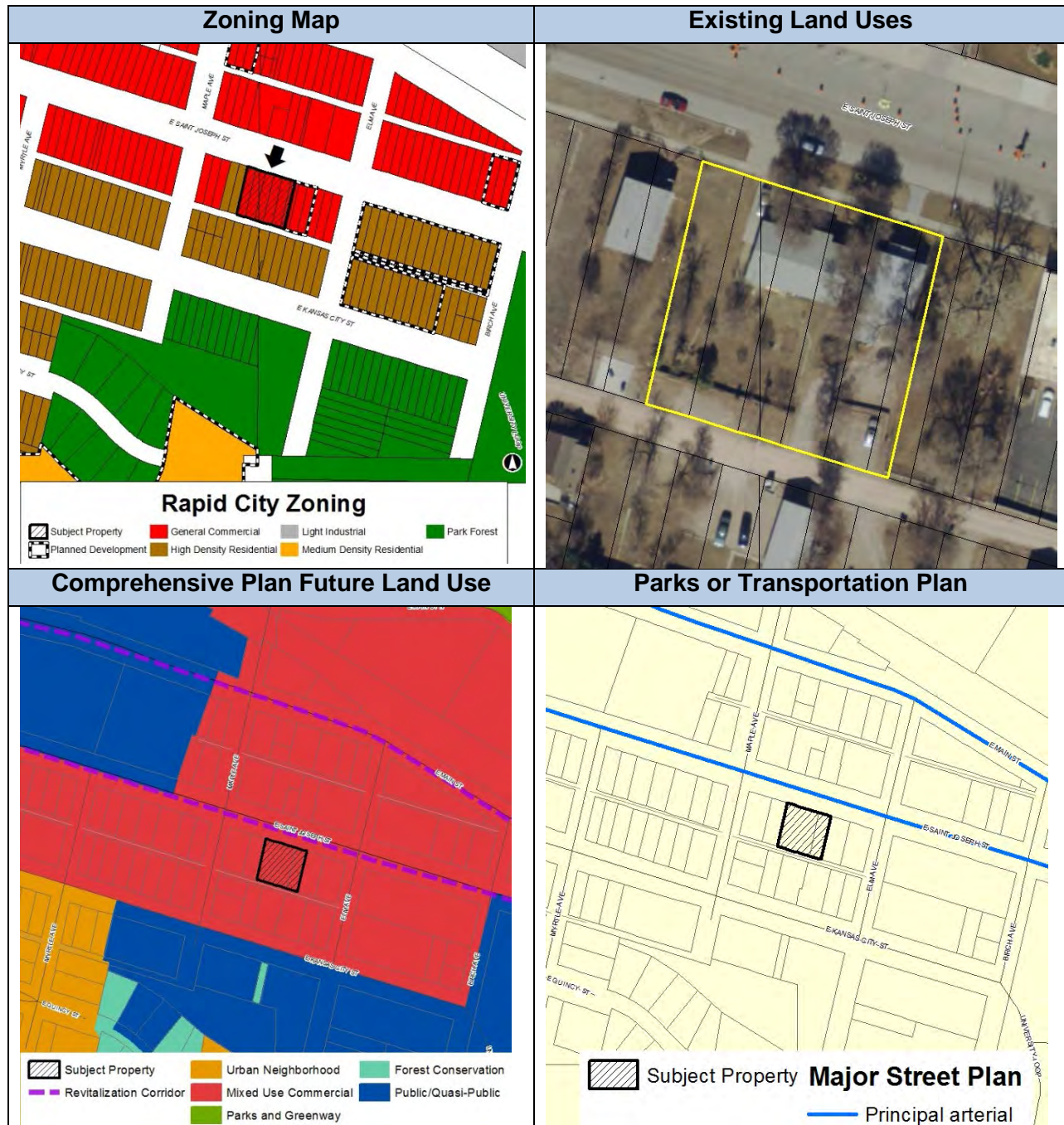
Applicant Request(s)
Case # 15RZ012 – Rezoning from General Commercial District to High Density Residential District
Companion Case(s) File #15RZ013 – Rezoning from General Commercial District to High Density Residential District / File #15PD016 – Initial Planned Development Overlay

Development Review Team Recommendation(s)
Continue at the applicant's request to the June 25, 2015 Planning Commission meeting

Project Summary Brief	
The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to High Density Residential District for a parcel of land approximately 0.44 acres in size. The applicant has also submitted an Initial Planned Development Overlay (File #15PD016) to allow a student residence building and a Rezoning request (File #15RZ013) for 0.24 acres located west of this property from General Commercial District to High Density Residential District. The applicant has requested that the Rezoning request be continued to be heard in conjunction with the Initial Planned Development Overlay which has been suspended during staff review to allow the applicant to address outstanding issues.	
Applicant Information	Development Review Team Contacts
Applicant: South Dakota School of Mines and Technology Foundation	Planner: Fletcher Lacock
Property Owner: South Dakota School of Mines and Technology Foundation	Engineer: Dan Kools
Architect: NA	Fire District: Tim Behlings
Engineer: FMG, Inc	School District: Janet Kaiser
Surveyor: NA	Water/Sewer: Dan Kools
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	211 and 217 East Saint Joseph Street
Neighborhood	Downtown / Skyline Drive
Subdivision	Denmans Subdivision
Land Area	0.44 acres (19,166 square feet)
Existing Buildings	Vacant one-story dwellings
Topography	Eight feet rise in elevation from north to south
Access	East Saint Joseph Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 500-year floodplain on north side of the west ½ of Lot 6 and Lot 7 / protected by levee on Lots 8 through 11
Other	NA
Subject Property and Adjacent Property Designations	

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	General Commercial District	MUC – Revitalization Corridor	Vacant one story dwellings
Adjacent North	General Commercial District	MUC – Revitalization Corridor	One story commercial
Adjacent South	High Density Residential District	MUC	Vacant one story dwellings
Adjacent East	GC – Final PD	MUC – Revitalization Corridor	Paved parking lot
Adjacent West	High Density Residential District	MUC – Revitalization Corridor	Vacant one story dwelling



<b>Findings</b>
The applicant has requested that the Rezoning request be continued to be heard in conjunction with the Initial Planned Development. The Initial Planned Development Overlay review was suspended after being reviewed by the Development Review Team to allow the applicant to address outstanding issues.

<b>Planning Commission Recommendation and Stipulations of Approval</b>
Staff recommends that the Rezoning request be continued to June 25, 2015 Planning Commission meeting.