



Rapid City Planning Commission

Rezoning Project Report

June 25, 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 to allow for a student residence building

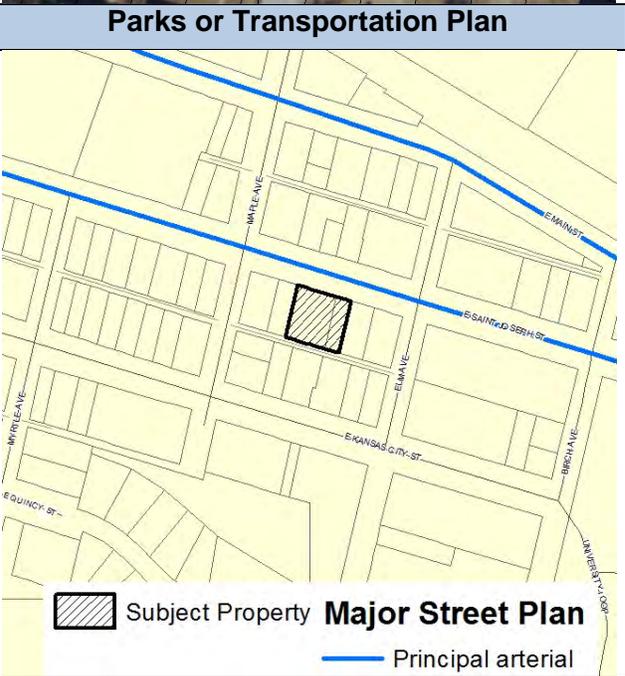
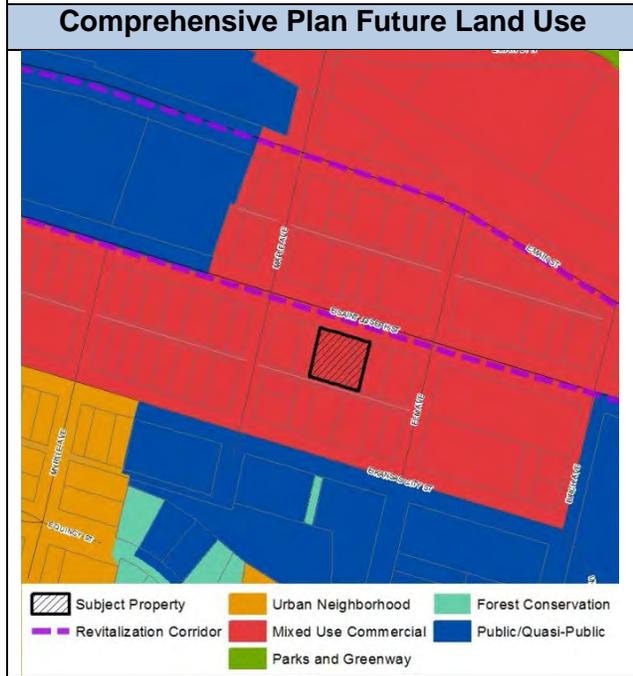
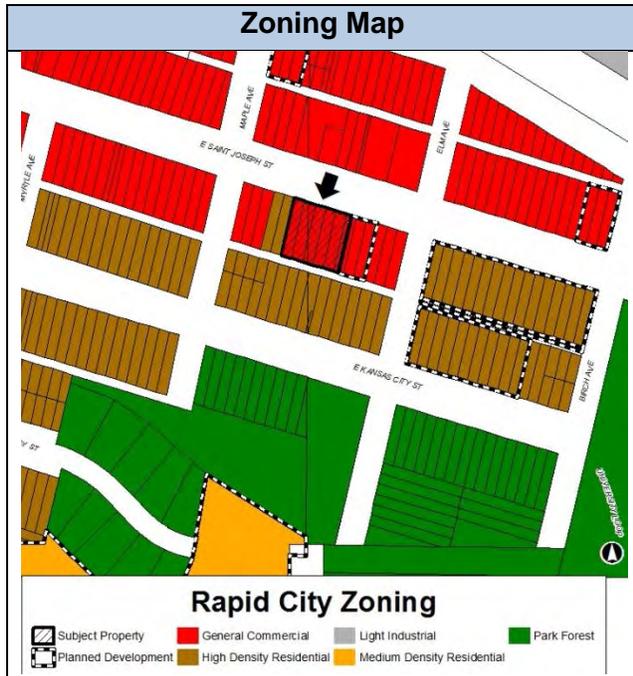
Development Review Team Recommendation(s)
Approve

Project Summary Brief
(Update June 16, 2015.) This item was continued at the applicant’s request from the June 4, 2015, Planning Commission to be heard in conjunction with the associated Initial Planned Development Overlay application. The Initial Planned Development Overlay application is this Planning Commission agenda. 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 to be utilized by the South Dakota School of Mines & Technology (SDSMT) 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 subject property is a part of the 2.08 acre student residence building Initial Planned Development Overlay request.

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	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

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



Relevant Case History			
Case/File#	Date	Request	Action
NA			
Relevant Zoning District Regulations			
High Density Residential District	Required	Proposed	
Lot Area	6,500 square feet for single-family	19,166 square feet	
Lot Frontage / Lot Width	50 feet single and two-family dwellings - 100 feet for multi-family dwellings	140 feet	
Maximum Building Heights	7 stories or 65 feet	Proposed 6 stories or 65 feet	
Maximum Density	25%	Proposed 13.7%	
Minimum Building Setback:			
• Front	35 feet from Saint Joseph Street	Requesting 10 foot setback	
• Rear	30 feet	Proposed 238 feet	
• Side	16 feet	Proposed 51 feet	
• Street Side	35 feet from Maple Avenue	Requesting 18 foot setback	
Minimum Landscape Requirements:			
• # of landscape points	78,173	Proposed 78,350	
• # of landscape islands	Four	Requesting an Exception to allow boulevards in lieu of islands	
Minimum Parking Requirements:			
• # of parking spaces	164 parking spaces	Requesting an Exception to allow 155	
• # of ADA spaces	Six	Six	
Signage	One per frontage / 32 square feet	One ground sign on Saint Joseph Street and one ground sign on Maple Avenue	
Fencing	4 feet front yard/ 6 feet rear yard/ 6 feet when 10 feet off property line in second front yard	None indicated	

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 applicant has submitted an Initial Planned Development Overlay to allow a student apartment complex for the South Dakota School of Mines and Technology (SDSMT) Foundation. The Rezoning request to High Density Residential District is consistent with the proposed development and the zoning designation of adjacent property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Mixed Use Commercial in a Revitalization Corridor. Higher density residential is identified as a secondary use in Mixed Use Commercial. A Final Planned Development Overlay

	must be approved prior to issuance of a Building Permit.
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 applicant has submitted an Initial Planned Development Overlay showing the redevelopment of the subject property and adjacent properties to the west and south as student housing for the South Dakota School of Mines and Technology Foundation. The Planned Development will serve as the tool to ensure that the development of the property does not create adverse affects.
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.	Saint Joseph Street is identified as a Principal Arterial Street on the City's Major Street Plan and is also identified as a Revitalization Corridor in the City's adopted Comprehensive Plan. In addition, the property is located in the Downtown / Skyline Drive Neighborhood Area which supports the coordination and intensification of uses along Saint Joseph Street and Main Street to improve connections between downtown and the SDSMT campus. The proposed Rezoning request is consistent with and not in conflict with the development plan 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:

Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-1.2C	Priority Revitalization Corridors: The proposed Rezoning request and the associated Initial Planned Development Overlay request supports the reinvestment and revitalization of the Main and Saint Joseph Streets Revitalization Corridor.
 A Vibrant, Livable Community	
LC-3.1C	Compatible Infill and Redevelopment: The applicant has also submitted an Initial Planned Development Overlay to construct a six story student dorm for the SDSMT Foundation. The proposed redevelopment of the property and adjacent properties to the west and south is consistent with the redevelopment of the block to the east for an apartment development.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-5.1A	Education Coordination: The proposed Rezoning request and associated Initial Planned Development Overlay is intended to provide housing for SDSMT students adjacent to the school campus.
 Efficient Transportation and Infrastructure Systems	
T1-2.1E	Access Management Planning: The subject property is currently developed with two dwellings each of which has a driveway approach on Saint Joseph Street. The proposed redevelopment of the property will remove both approaches from Saint Joseph Street reducing the potential for access-related crashes.

 Economic Stability and Growth	
EC-2.3A	Student Housing and Entertainment: The proposed Rezoning request is in conjunction with an Initial Planned Development Overlay to construct a six-story student dorm for the SDSMT Foundation. The proposed development supports the connection of the SDSMT campus and downtown and the revitalization of the Main and Saint Joseph Streets corridor.
 Outstanding Recreational and Cultural Opportunities	
	NA
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The requested Rezoning is before the Planning Commission and will go before the City Council for review and approval. The public has an opportunity to provide input at these meetings.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial – Revitalization Corridor
Design Standards:	
GDP-MU7	Rehabilitation of Existing Activity Centers and Corridors: The proposed Rezoning request and the associated Initial Planned Development Overlay application promote the revitalization of the Main and Saint Joseph Streets corridor. The proposed dormitory abuts Saint Joseph Street with parking located behind the structure and the proposed plan identifies a partial vacation of the alley right-of-way and the extension of a walking path which will provide a pedestrian connection to the SDSMT campus.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown / Skyline Drive
Neighborhood Goal/Policy:	
DSD-NA1.1E	South Dakota School of Mines and Technology: The proposed Rezoning request and the associated Initial Planned Development Overlay application supports the intensification of uses and revitalization of the Main and Saint Joseph Streets corridor and improves the connection between the SDSMT campus and downtown.

Findings	
<p>Staff has reviewed the Rezoning request criteria pursuant to Chapter 17.50.040(D) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. In conjunction with the associated Rezoning request (File #15RZ013) to High Density Residential District and the associated Initial Planned Development Overlay (File #15PD016) to allow for a student residence building, it appears that the requested Rezoning will serve to support the revitalization of the Main and Saint Joseph Streets corridor. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved.	