



Rapid City Planning Commission

Rezoning Project Report

July 23, 2015

| Applicant Request(s) |
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| Case #15RZ014- a request to rezone property from Medium Density Residential District to High Density Residential District |
| Companion Case(s) #: 15PD020, a Final Planned Development to allow a professional office in the High Density Residential District |

| Development Review Team Recommendation |
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| The Development Review Team recommends that the request to rezone the property from Medium Density Residential District to High Density Residential District be approved in conjunction with the associated Final Planned Development. |

| Project Summary Brief |
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| The applicant has submitted a request to rezone approximately 0.35 acres of property from Medium Density Residential District to High Density Residential District. The property is the location of Dakota Smiles Dental Office. The property owner is requesting this rezone in association with an associated Final Planned Development (File #15PD020) to allow a medical and/or other professional office on the site after Dakota Smiles moves to a new location. Currently, a professional office is neither a permitted nor a conditional use in the Medium Density Residential District. Professional offices are a conditional use in the High Density Residential District. As such, the applicant has requested this rezone and the associated Planned Development. |

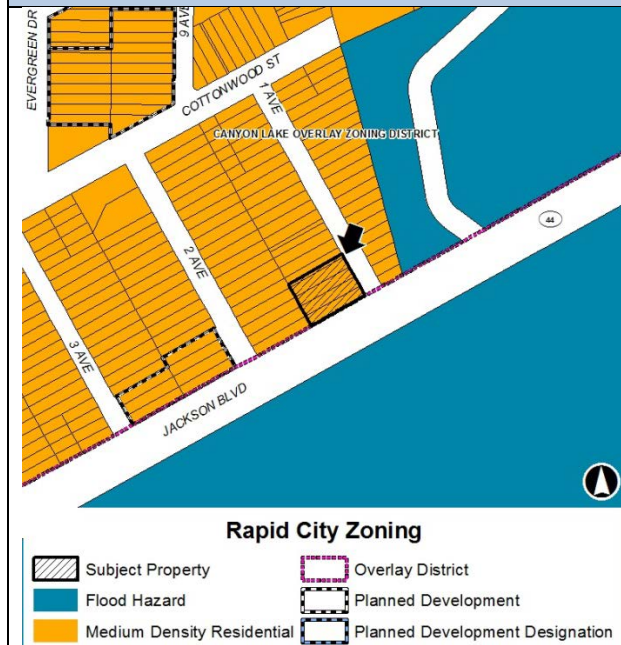
| Applicant Information | Development Review Team Contacts |
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| Applicant: Kelly Lytle, Iveli Brothers Ltd Partnership | Planner: Robert Laroco |
| Property Owner: Iveli Brothers Ltd Partnership | Engineer: Dan Kools |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: Fisk Land Surveying and Consulting Engineers, Inc. | School District: Janet Kaiser |
| Surveyor: Fisk Land Surveying and Consulting Engineers, Inc. | Water/Sewer: Dan Kools |
| Other: | DOT: Stacy Bartlett |

| Subject Property Information | |
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| Address/Location | 3312 Jackson Blvd., northwest of the intersection of Jackson Boulevard and 1 st Avenue |
| Neighborhood | West Rapid Neighborhood |
| Subdivision | The Cottonwoods |
| Land Area | 0.35 ac, approximately 15,246 sq ft |
| Existing Buildings | Existing commercial/office building |
| Topography | Level |
| Access | Jackson Boulevard |
| 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 | MDR/Canyon Lake Overlay | UN | Dental office |
| Adjacent North | MDR/Canyon Lake Overlay | UN | Single family residence |
| Adjacent South | Flood Hazard District | UN | Meadowbrook golf course |
| Adjacent East | MDR/Canyon Lake Overlay | UN | Single family residence |
| Adjacent West | MDR/Canyon Lake Overlay | UN | Single family residence |

Zoning Map



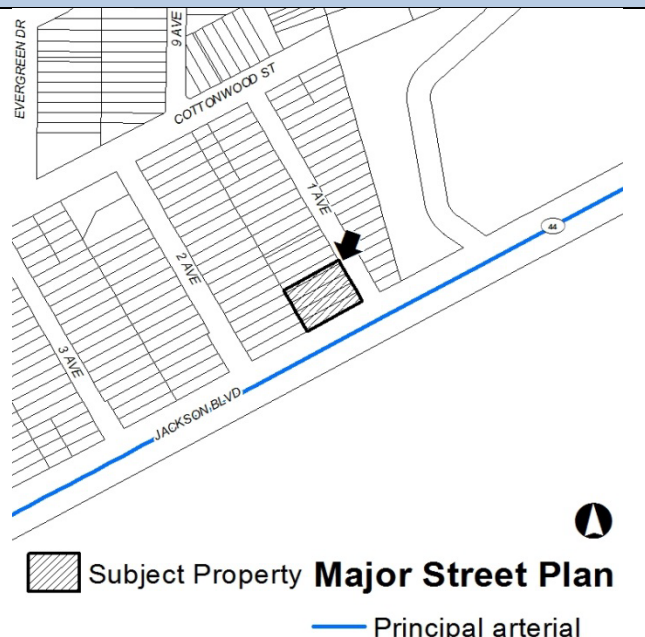
Existing Land Uses



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 | | | |
| High Density Residential District | Required | Proposed | |
| Lot Area | Minimum 6,500 sq ft | 15,246 sq ft | |
| Lot Frontage | Minimum 50 ft | 245.66 ft | |
| Maximum Building Heights | 7 stories/ 65 ft | 1 story < 65 ft | |
| Maximum Density | 30% | 12.94% | |
| Minimum Building Setback: | | | |
| • Front | 25 ft | 47.4 ft | |
| • Rear | 25 ft | 48.5 ft | |
| • Side | 8 ft (north side) | 20.1 ft | |
| • Street Side | 20 (east side) | 24.9 ft | |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | 13,274 points | 144,150 points | |
| • # of landscape islands | N/A | N/A | |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | 10 | 11 (w/ Exception) | |
| • # of ADA spaces | 1 van accessible | 1 universal space | |
| Signage | 1 sq ft (Per RCMC) | 24 sq ft (requested) | |
| Fencing | Pursuant to RCMC | None proposed | |





| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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 property has served as the location of the Dakota Smiles Dental Office for a number of years. Today, the use on the property is considered legally non-complying. The applicant is proposing to relocate the dental business on the property but would like to maintain the small professional/medical office use on the property. The Medium Density Residential District does not permit office uses. As such, the applicant is requesting this rezone. There are no changing conditions in the area which necessitate this rezone. |
| 2. The proposed amendments shall be consistent with the intent and purposes of this title. | The applicant has provided a neighborhood service for a number of years and would like to continue to utilize the property for the provision of neighborhood services. However, the neighborhood north of Jackson Boulevard is primarily a residential area. The High Density Residential District includes medical and professional offices as a conditional use in order to allow small, neighborhood serving commercial uses to be located in close proximity to residential neighborhoods. The High Density Residential District will allow the existing property to continue to be used with a neighborhood serving use, while maintaining the predominantly residential character of the neighborhood. The proposed amendment is consistent with the purpose and intent of the title. |




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| <p>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.</p> | <p>Jackson Boulevard is identified as a principal arterial street on the City's Major Street Plan. Commercial uses should be concentrated along arterial streets in the City. The requested rezone will allow an existing commercial site located adjacent to a principal arterial street to continue to be utilized for a commercial purpose, while protecting the residential character of the surrounding neighborhood. It does not appear that the proposed amendment will adversely affect any other part of the City.</p> |
| <p>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.</p> | <p>The Rapid City Comprehensive Plan identifies this property and properties to the north, west, and east as Urban Neighborhood. The High Density Residential District is identified as an appropriate zoning district in Urban Neighborhood. The Comprehensive Plan identifies the need for a diversification of uses within the West Rapid Neighborhood. Commercial uses should be concentrated along arterial streets. The proposed rezone is consistent with the development plans for the City.</p> |

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

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|  <p style="text-align: center;">A Balanced Pattern of Growth</p> | |
| <p>BPG-1.2F</p> | <p><u>Infill and Redevelopment Incentives:</u> The submitted rezone will allow for the continued redevelopment of the property with new professional and medical offices if approved in conjunction with the associated Final Planned Development.</p> |
|  <p style="text-align: center;">A Vibrant, Livable Community</p> | |
| <p>LC-3.1D</p> | <p><u>Compatible Infill and Redevelopment:</u> The existing dental office has served the neighborhood for a number of years. This request to rezone the property from Medium Density Residential District to High Density Residential District will allow development of the property with a similar medical or professional use, while still maintaining the predominantly residential character of the neighborhood. The requested rezone promotes compatible infill and redevelopment in the neighborhood.</p> |
|  <p style="text-align: center;">A Safe, Healthy, Inclusive, and Skilled Community</p> | |
| <p>SHIS-3.3A</p> | <p><u>Facility Coordination:</u> The request to rezone the property allows the potential for health and social services to be located in close proximity to the surrounding residential area.</p> |
|  <p style="text-align: center;">Efficient Transportation and Infrastructure Systems</p> | |
| <p>TI-2.1A</p> | <p><u>Major Street Plan Integration:</u> The property is located along Jackson Boulevard, an identified principal arterial street on the City's Major Street Plan. Commercial services are desirable along arterial streets.</p> |

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|  Economic Stability and Growth | |
| EC-1.3A | <u>Local Business Support:</u> Dakota Smiles is a local business which has been serving the neighborhood for a number of years. The requested rezone will allow similar types and sizes of businesses to be located in the neighborhood, providing a desirable location for local businesses. |
|  Outstanding Recreational and Cultural Opportunities | |
| N/A | N/A |
|  Responsive, Accessible, and Effective Governance | |
| GOV-2.1A | <u>Public Input Opportunities:</u> The requested rezoning requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested rezone. |

| Comprehensive Plan Conformance – Growth and Reinvestment Chapter | |
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| Future Land Use Plan Designation(s): | Urban Neighborhood |
| Design Standards: | |
| SDP-N2 | <u>Accessibility of Services:</u> The requested rezone will permit medical or professional services to be located along a principal arterial street while still in proximity to the residential neighborhood it serves. |

| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter | |
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| Neighborhood: | West Rapid Neighborhood |
| Neighborhood Goal/Policy: | |
| WR-NA1.1D | <u>Mixed-Use Development:</u> The requested rezone encourages the diversification of uses in the neighborhood. |

| Summary and Recommendation | |
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| The Development Review Team Recommends that the request to rezone property from Medium Density Residential District to High Density Residential District be approved in conjunction with the associated Final Planned Development for the following reasons: | |
| • | The Final Planned Development will serve as the tool to ensure that future development of the property is compatible with the character of the surrounding neighborhood and that potential adverse impacts of development are mitigated to the greatest extent possible. |
| • | The High Density Residential District will allow the existing property to continue to be used with a neighborhood serving use, while maintaining the predominantly residential character of the neighborhood. |
| • | Commercial development located adjacent to arterial streets is desirable. |
| • | The High Density Residential District is identified as an appropriate zoning district in Urban Neighborhood designated areas. |
| • | The Comprehensive Plan identifies the need for a diversification of uses within the |

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| | West Rapid Neighborhood. |
| • | Rezoning the property promotes compatible infill and redevelopment in the neighborhood. |
| • | Rezoning the property allows the potential for health and social services to continue to be located in close proximity to the surrounding residential area. |
| • | Rezoning the property provides a desirable location for local businesses. |