



# Rapid City Planning Commission

## Rezoning Project Report

August 27, 2015

Applicant Request(s)
Case # 15RZ017 – Rezoning from General Commercial District to Office Commercial District
Companion Case(s) NA

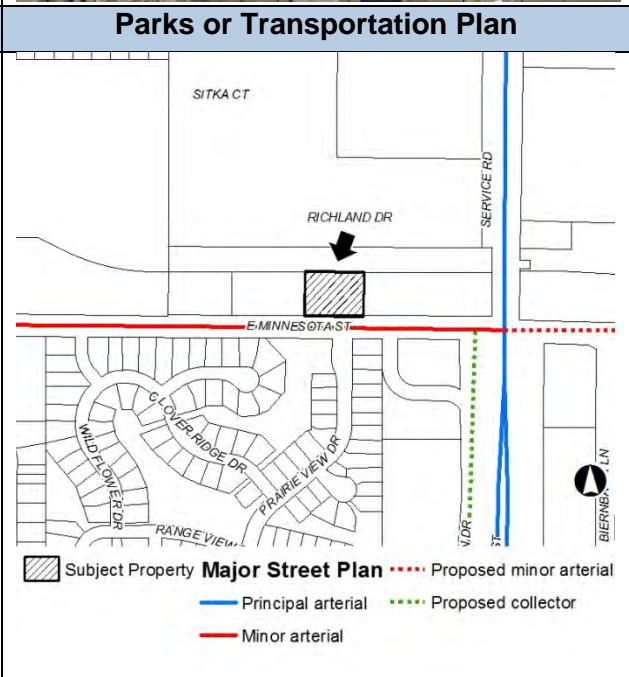
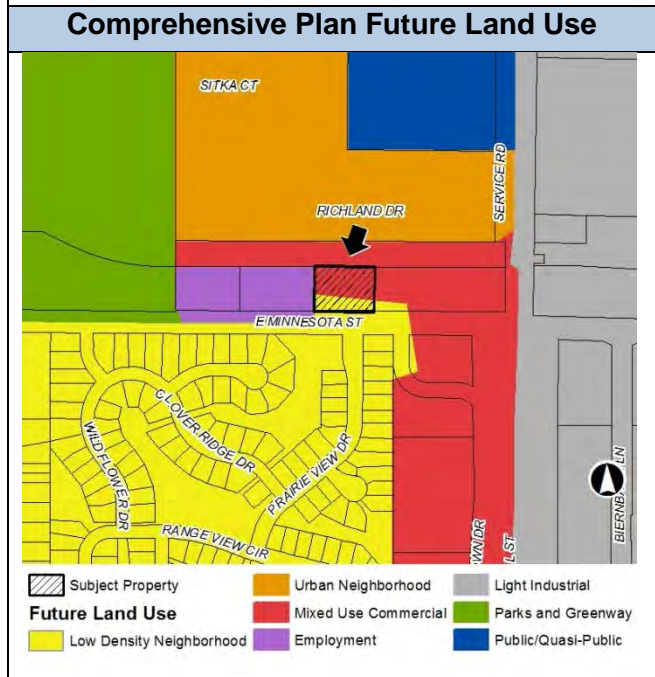
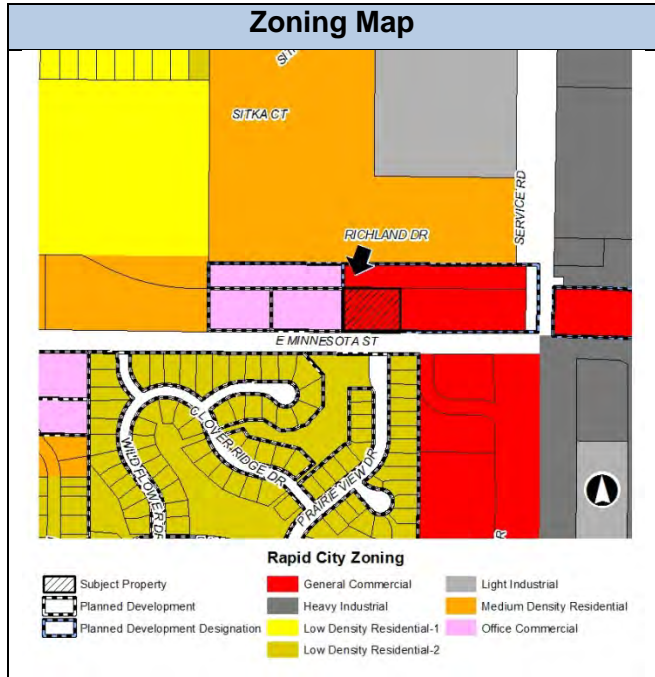
Development Review Team Recommendation(s)
<b>The Development Review Team recommends approval.</b>

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Office Commercial District for a parcel of land approximately 0.932 acres in size. The subject property is a portion of a platted lot. The remainder of the lot is currently zoned Office Commercial District.</p>

Applicant Information	Development Review Team Contacts
Applicant: OSH LLC	Planner: Fletcher Lacock
Property Owner: OSH LLC	Engineer: Nicole Lecy
Architect: NA	Fire District: Tim Behlings
Engineer: NA	School District: NA
Surveyor: Renner and Associates, LLC	Water/Sewer: Nicole Lecy
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North of the intersection of East Minnesota Street and Prairie View Drive
Neighborhood	South Robbinsdale
Subdivision	Hamilton Subdivision
Land Area	0.932 acres (40,603 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat with a drainage channel on north side of property
Access	East Minnesota Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year and 500-year floodplain on northwest and west side of property. Federally designated Floodway along north side of property.

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	MUC and LDN	Void of structural development
Adjacent North	GC - PDD	MUC	Drainage channel
Adjacent South	LDR-II - PDD	LDN	Single-family dwellings and townhomes
Adjacent East	GC - PDD	MUC and LDN	Void of structural development
Adjacent West	OC - PD	EC	Apartment complex




<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
02RZ008	3/4/2002	Rezoning from LI to GC	City Council approved in conjunction with a PDD
02PD004	3/7/2002	Planned Development Designation	Staff approved
15PL026	3/27/2015	Lot Line Adjustment Plat	Staff approved
<b>Relevant Zoning District Regulations</b>			
<b>Office Commercial District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		NA	40,603 square feet
Lot Frontage / Lot Width		NA	230 feet
Maximum Building Heights		3 stories or 35 feet	None proposed
Maximum Density		35%	None proposed
Minimum Building Setback:			
• Front		25 feet	None proposed
• Rear		"0" feet	None proposed
• Side		8 feet for one-story / 12 feet for two-story	None proposed
• Street Side		NA	NA
Minimum Landscape Requirements:			
• # of landscape points		NA	None proposed
• # of landscape islands		NA	None proposed
Minimum Parking Requirements:			
• # of parking spaces		NA	None proposed
• # of ADA spaces		NA	None proposed
Signage		Two square feet per lineal foot of frontage	None proposed
Fencing		NA	None proposed

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
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.	On June 20, 2013, the Planning Commission approved a Final Planned Development Overlay to allow a multi-family housing development (File #13PD017) on the adjacent property to the west. The Final Planned Development identified a second phase of multi-family development on the subject property. Multi-family development is a permitted use in the Office Commercial District. The applicant has indicated that the property will be developed with multi-family housing. The applicant should be aware that a Final Planned Development Overlay will be required prior to start of construction.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is a combination of Mixed Use Commercial and Low Density Neighborhood. Property to the south is zoned Low Density Residential District II and is developed with single-family dwellings and townhomes. The property to the east is zoned General Commercial District and is currently undeveloped. The proposed Rezoning to Office Commercial District is complementary to the zoning

	designation of the adjacent property to the west and provides a transitional area of higher density residential development between the lower density residential development to the south and west and future commercial development to the east adjacent to Cambell Street.
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 Rezoning to Office Commercial District is complementary to the zoning designation of the remainder of the property. The Planning Commission approved a Final Planned Development Overlay which identified the subject property as a second phase of multi-family development. The applicant should be aware that a Final Planned Development Overlay will be required before issuance of a Building Permit.
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>The future land use designation of the property is a mixture of Mixed-Use Commercial and Low Density Neighborhood. The property is accessed from East Minnesota Street which is identified as a Principal Arterial Street of the City's Major Street Plan. The applicant should be aware that platting the property will require that an additional 10 feet of right-of-way be dedicated along East Minnesota Street or an Exception to the Infrastructure Design Criteria Manual be obtained.</p> <p>The proposed Rezoning request further enhances a transitional area between future commercial development located to the east adjacent to Cambell Street and lower density residential development located to the south and west. The applicant should be aware that portions of the west side of the property are located in the Federally designated 100-year floodplain and that portions of the north side of the property are located in the Federally designated floodway. A Final Planned Development Overlay will be required prior to development of the property.</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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.1B	<b>Future Land Use Flexibility:</b> The requested Rezoning is for a portion of land that was previously identified as a second phase of multi-family development. The future land use designation of the property is a mix of Mixed-Use Commercial and Low Density Neighborhood. Higher density residential is identified as a secondary use in the Mixed-Use Commercial designation. The proposed higher density residential use provides a transition between low density residential to the south and west and future commercial development adjacent to Cambell Street to the east.



 <b>A Vibrant, Livable Community</b>	
LC-2.1C	<b>Variety of Housing Types:</b> Properties to the south and west are developed with single-family dwellings. There is a mobile home park located on property to the north separated by a drainage channel. The adjacent land to the west is developed with multi-family dwellings. The approved Final Planned Development Overlay on the land to the west identified the subject property as a second phase of multi-family development. The proposed Rezoning supports the inclusion of a variety of housing types in the area.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
	NA
 <b>Efficient Transportation and Infrastructure Systems</b>	
T1-2.1A	<b>Major Street Plan Integration:</b> The subject property abuts East Minnesota Street which is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant should be aware that future platting of the property will require that an additional 10 feet of right-of-way be dedicated along East Minnesota Street or that an Exception from the Infrastructure Design Criteria Manual be obtained.
 <b>Economic Stability and Growth</b>	
EC-1.2A	<b>Housing Stock:</b> The subject property was identified as a second phase of multi-family development when the Final Planned Development Overlay was approved for the adjacent land to the west. The Office Commercial District allows for higher density residential development or lower intensity commercial uses.
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	NA
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	The proposed Rezoning requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed Use Commercial and Low Density Neighborhood</b>
<b>Design Standards:</b>	
	The Mixed-Use Commercial designation identifies higher density residential as a secondary use. The proposed Rezoning will provide a transitional area between established lower density residential development to the south and west and future commercial development located on land to the east.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

**Neighborhood:** South Robbinsdale

**Neighborhood Goal/Policy:**

SR-NA1.1A	The subject property was previously identified as a second phase of multi-family development when the adjacent apartments to the west were approved through a Final Planned Development Overlay. The Office Commercial District allows for multi-family dwellings. The requested Rezoning supports that development of new residential neighborhoods.
-----------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Findings**

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. The property was previously identified as a second phase of multi-family residential development. The location of the property enhances a transitional area between established lower density residential development to the south and west and future higher intensity commercial development to the east. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.