



Rapid City Planning Commission

Rezoning Project Report

March 10, 2016

Applicant Request(s)
Case # 16RZ004 – Rezoning from Low Density Residential District to Medium Density Residential District
Companion Case(s) 16RZ005 - Rezoning from Low Density Residential District to Medium Density Residential District

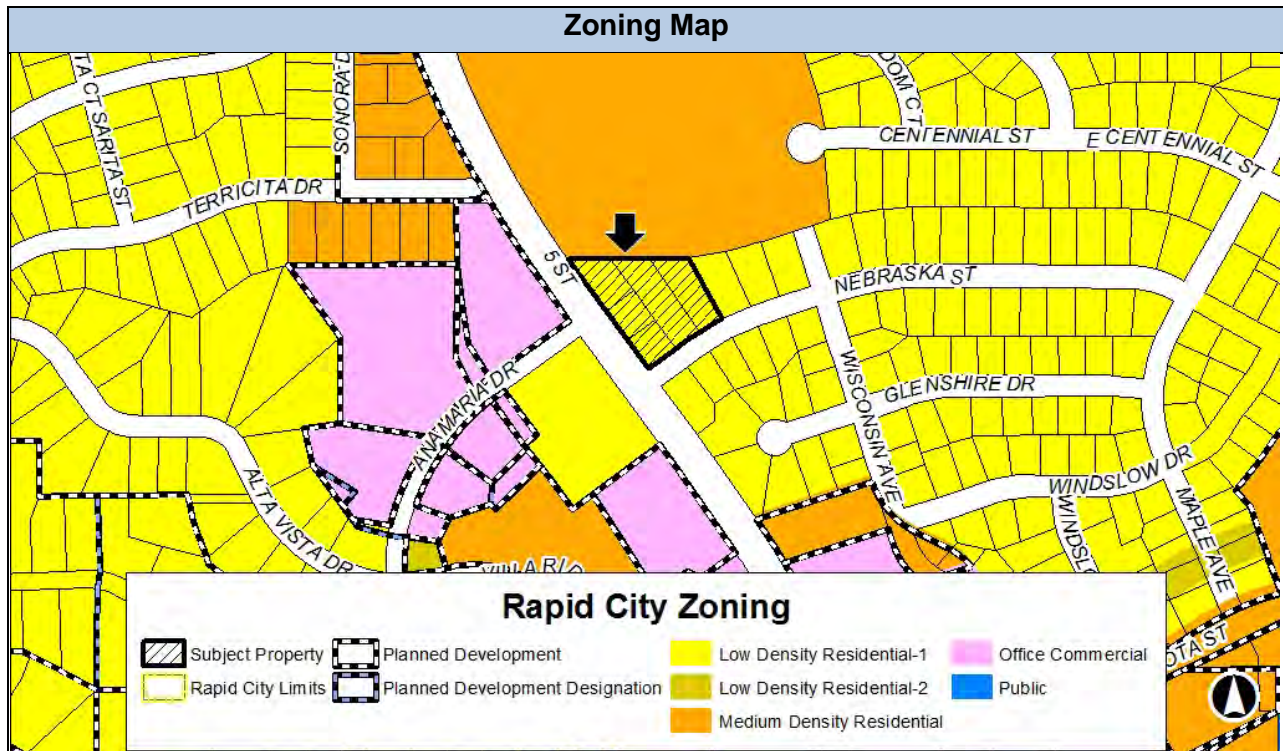
Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from Low Density Residential District to Medium Density Residential District for five lots totaling approximately 1.69 acres. The properties are currently developed with single-family dwellings. The applicant is requesting the Rezoning with the intent of expanding the Westhills Village Retirement Community. The proposed expansion will require a Major Amendment to the Conditional Use Permit.

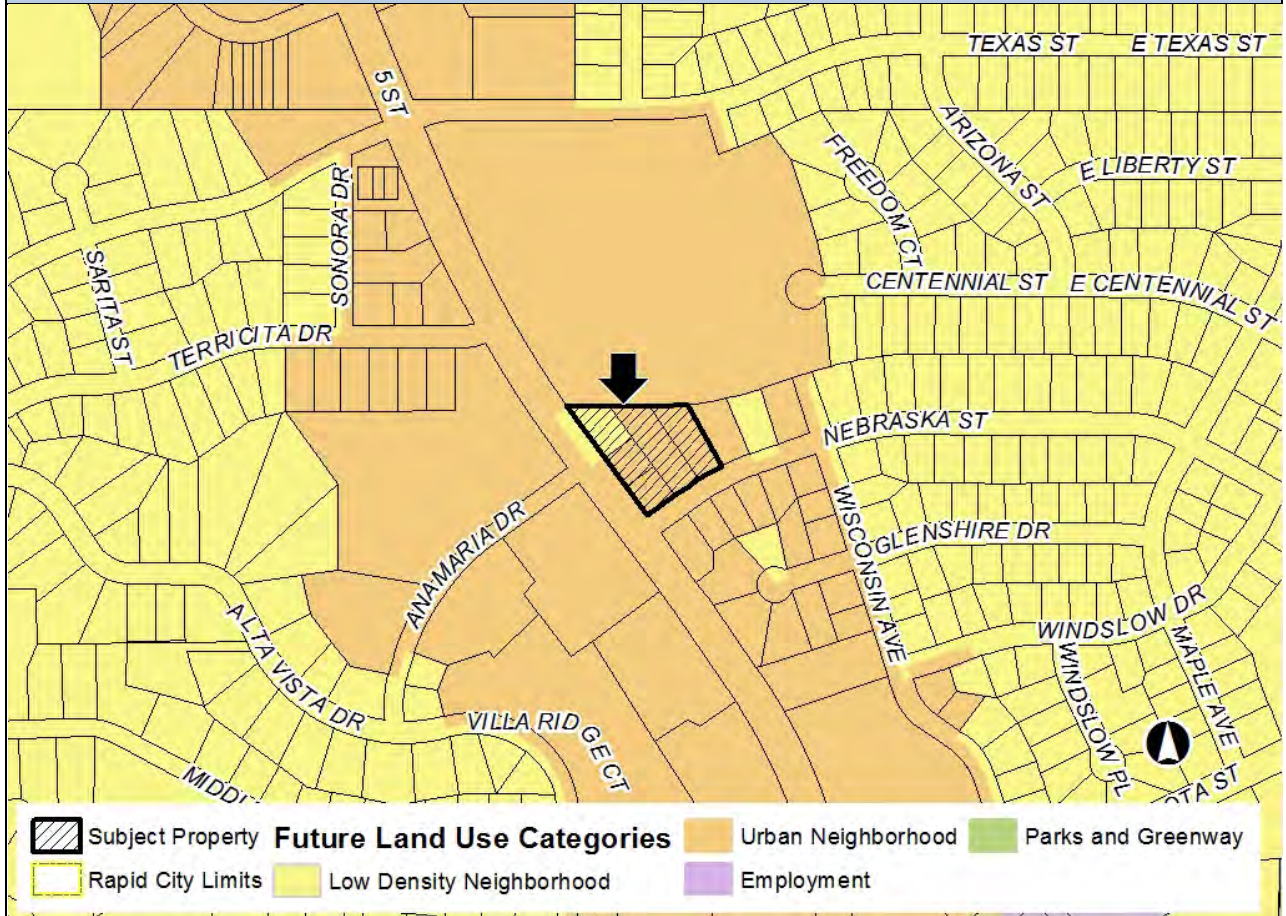
Applicant Information	Development Review Team Contacts
Applicant: Presbyterian Retirement Village of Rapid City, Inc.	Planner: Fletcher Lacock
Property Owner: Presbyterian Retirement Village of Rapid City, Inc.	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Renner and Associates, LLC	School District: N/A
Surveyor: Renner and Associates, LLC	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Northwest of the intersection of 5 th Street and Nebraska Street
Neighborhood	South Robbinsdale
Subdivision	Robbinsdale #10
Land Area	1.69 acres (approximately 73,617 square feet)
Existing Buildings	Single-family dwellings
Topography	Properties slope downward from the southwest to the northeast
Access	Nebraska Street and 5 th 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

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-I	UN and LDN	Single-family dwellings
Adjacent North	MDR	UN	Westhills Village
Adjacent South	LDR-I	UN	Single-family dwellings
Adjacent East	LDR-I	UN	Single-family dwellings
Adjacent West	MDR-PD and LDR-I	UN	Black Hills Surgery Center and Westhills Assisted Living



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District	Required	Proposed	
Lot Area	6,500 square feet	Range from 9,148 square feet to 23,522 square feet	
Lot Frontage / Lot Width	Minimum 50 feet at the front building line	Range from 72 feet to 180 feet	
Maximum Building Heights	3 stories, 35 feet	Currently one-story dwellings	
Maximum Density	30%	Existing dwellings	
Minimum Building Setback:			
• Front	20 feet on Nebraska Street / 25 feet on 5 th Street	Existing dwellings	
• Rear	25 feet to primary structure / 5 feet to accessory structures	Existing dwellings	
• Side	8 feet / 12 feet	Existing dwellings	
• Street Side	Lot 1 is a corner lot and requires a 25 foot setback from 5 th Street	Existing dwellings	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	2	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

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 properties have been purchased by the Westhills Village Retirement Community with the intent of expanding the facility. The applicant has indicated that the existing single-family dwellings will continue to be used until the facility is ready to expand. A Major Amendment to the Conditional Use Permit will be required to expand the facility.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Urban Neighborhood. The properties are currently developed with single-family dwellings with the intent of expanding the Westhills Village Retirement Community in the future. Urban Neighborhood identifies single-family dwellings and assisted living facilities as primary uses. The proposed Rezoning to Medium Density Residential District is consistent with the Comprehensive Plan.
3. The proposed amendment shall not adversely affect any	The existing single-family dwellings will not adversely affect any other part of the City. The applicant should be aware

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	that redevelopment of the properties with the intent of expanding the Westhills Village Retirement Facility may require addressing public utility infrastructure needs. A public sewer main crosses the east lot lines of existing Lots 1, 7, and 8 which abut 5 th Street.
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 future land use designation of the property is Urban Neighborhood. The proposed Rezoning to Medium Density Residential District is consistent with the Comprehensive Plan. The properties are currently accessed from 5 th Street and Nebraska Street. The applicant should be aware that areas of the property are located within the Federally designated 100-year floodplain requiring a Floodplain Development Permit as a part of redevelopment. In addition, future redevelopment of the property will require a Major Amendment to the Conditional Use Permit for Westhills Village.

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-3.1B	Future Land Use Flexibility: The requested Rezoning is with the intent of expanding the Westhills Village Retirement Community located on the property to the north. The proposed expansion will require an amendment to the approved Conditional Use Permit for the facility. The proposed Rezoning will allow the facility to expand in a location that is accessible to Rapid City Regional Hospital and located along 5 th Street which is identified as a Principal Arterial Street on the City's Major Street Plan.
	A Vibrant, Livable Community
LC-2.1C	Variety of Housing Types: The applicant intends to redevelop the existing single-family dwellings into an expansion of the Westhills Village Retirement Community. The proposed housing expands housing for a special population along the 5 th Street corridor accessible to Rapid City Regional Hospital.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.3C	Nearby Housing: As noted above, the future proposed expansion of the Westhills Village Retirement Community provides housing for a special population with accessibility to Rapid City Regional Hospital.
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The City's Major Street Plan identifies 5 th Street as a Principal Arterial Street. The future proposed expansion of the Westhills Village Retirement Community will provide an additional buffer between the single-family neighborhoods to the east and the 5 th Street corridor.
	Economic Stability and Growth
EC-3.2D	Residential Development in Existing Infrastructure and Service Areas: The applicant is requesting this Rezoning and an associated Rezoning to the

	northeast (File #16RZ005) for the future expansion of the Westhills Village Retirement Community. The location of the Rezoning is adjacent to the existing facility which is ideally accessible to Rapid City Regional Hospital and other medical and social service providers.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
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	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N2	Accessibility of Services: The applicant is requesting the Rezoning to expand the Westhills Village Retirement Community in the future. The location of the facility along 5 th Street is accessible to Rapid City Regional Hospital.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
N/A	The proposed Rezoning request is intended for the future expansion of the Westhills Village Retirement Community located on the property to the north. The retirement community is located along 5 th Street which is identified as a Principal Arterial Street on the City's Major Street Plan. The proposed future expansion of the retirement community will provide a buffer between a major street corridor and single-family neighborhoods to the east.

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 future land use designation of the property is Urban Neighborhood which identifies single-family dwellings and assisted living facilities as primary uses. The applicant has indicated that the Rezoning request is intended for the future expansion of the Westhills Village Retirement Community. The proposed Rezoning to Medium Density Residential District is consistent with the Comprehensive Plan.	

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