



# Rapid City Planning Commission

## Rezoning Project Report

May 26, 2016

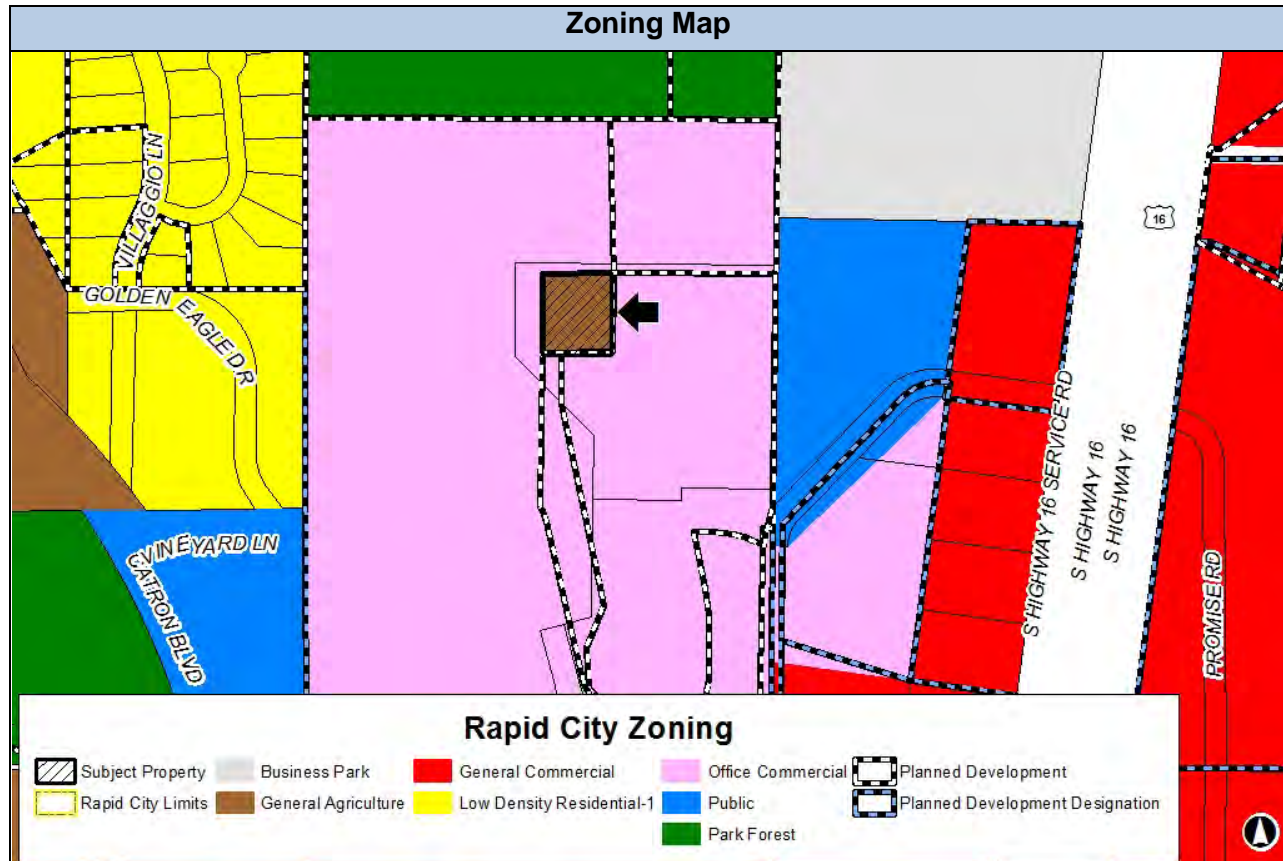
Item 7
Applicant Request(s)
Case # 16RZ0013; a request to rezone property from General Agriculture District to Office Commercial District

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from General Agriculture District to Office Commercial District be approved.

Project Summary Brief
The applicant has submitted a request to rezone approximately 1.0 acres, approximately 43,560 square feet, of property from General Agriculture District to Office Commercial District. On March 5, 2016, City staff approved a Minor Plat to create Lot 2 of the Copper Ridge Subdivision. The Minor Plat consolidated the former Lot 1 of the Bendert Subdivision into a new lot to be developed with multifamily housing. However, the area of the former lot was never rezoned from General Agriculture District to the surrounding Office Commercial District. In May of 2016, the Planning Commission approved a Major Amendment to the Planned Development (File #16PD021) for the second phase of multifamily housing in conjunction with this proposed rezone. Once the 1.0 acre portion of the property is rezoned to Office Commercial District, the applicant intends to construct three apartment buildings and accessory garages on the lot.
Applicant Information
Applicant: Bob Brandt
Property Owner: Copper Ridge, LLC
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other:
Development Review Team Contacts
Planner: Robert Laroco
Engineer: Nicole Lecy
Fire District: Tim Behlings
School District: Kumar Veluswamy
Water/Sewer: Nicole Lecy
DOT: Stacy Bartlett

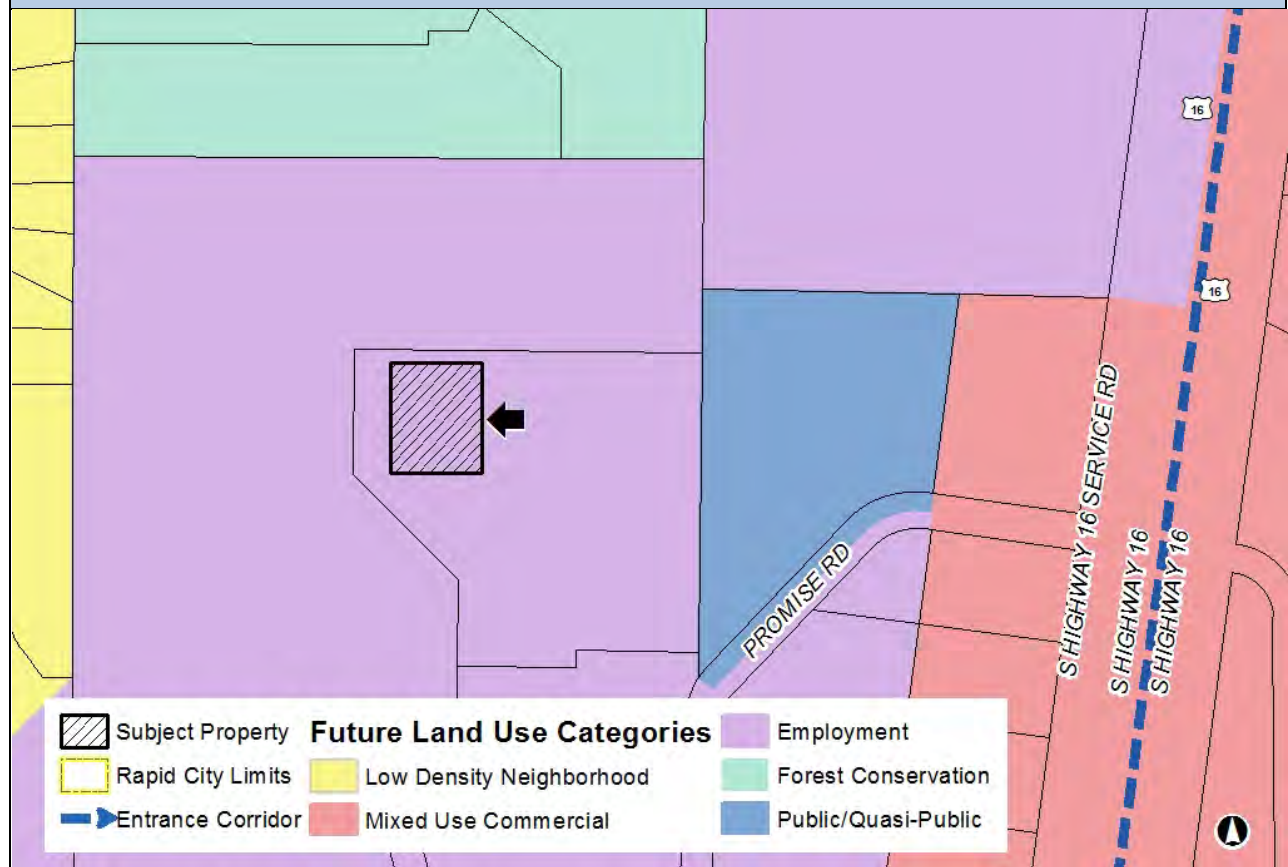
Subject Property Information	
Address/Location	2000 Promise Road. Approximately 700 ft north of the intersection of Promise Road and Golden Eagle Drive
Neighborhood	U.S. Highway 16
Subdivision	Copper Ridge Subdivision
Land Area	1.0 acres, approximately 43,560 sq ft
Existing Buildings	Existing residential structure, currently under demolition
Topography	Generally level
Access	Promise Road
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
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	OC/PD	Employment	Existing single family residence, under demolition
Adjacent North	OC/PD	Employment	Undeveloped
Adjacent South	OC/PD	Employment	Undeveloped
Adjacent East	OC/PD	Employment	Undeveloped
Adjacent West	OC	Employment	Undeveloped

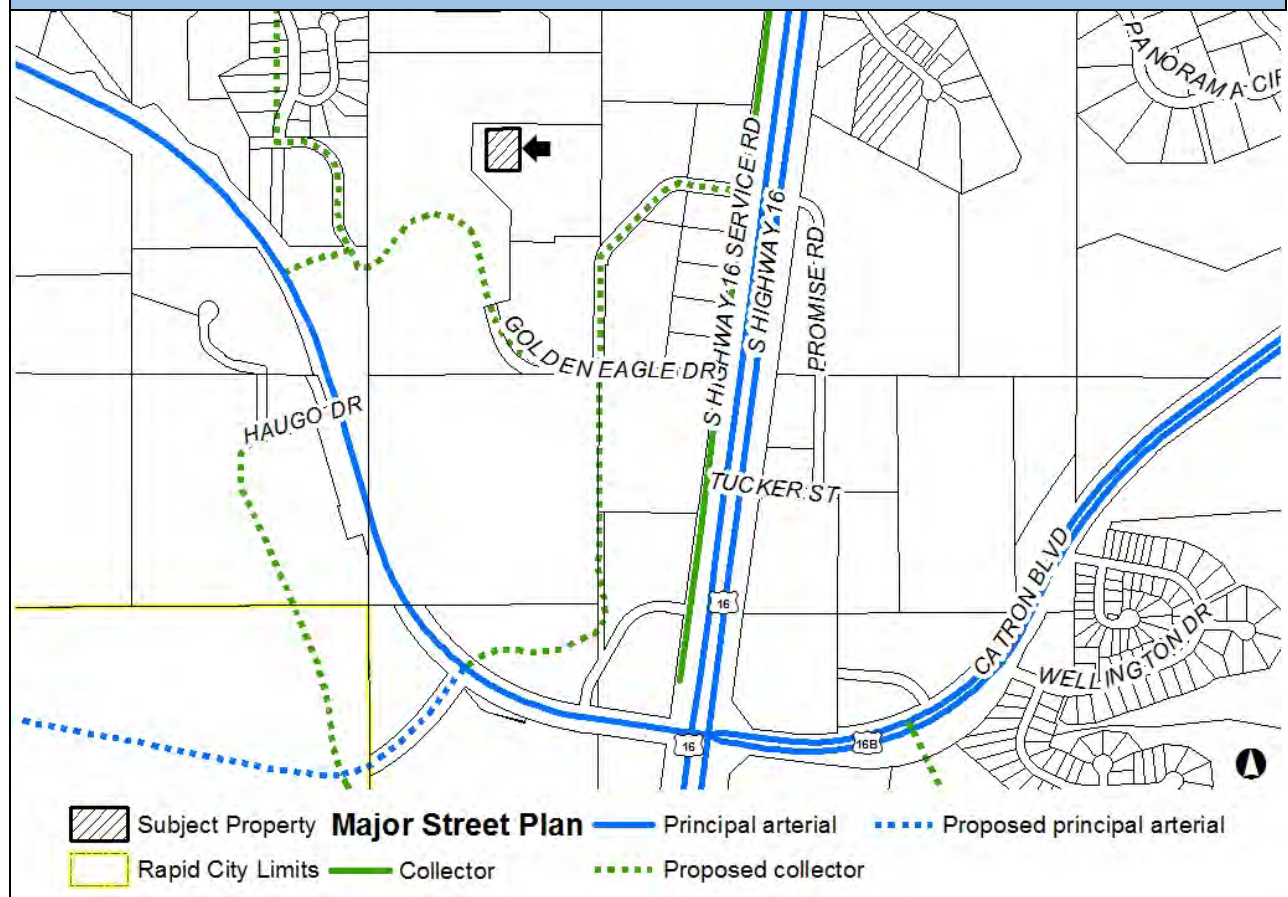




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
16PD021	5/5/16	A Major Amendment to the Planned Development to allow a second phase of multifamily housing	PC approved with stipulations.
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	No minimum required	43,560 sq ft r area which is part of a 9.23 acres lot	
Lot Frontage	No minimum required	N/A	
Maximum Building Heights	3 stories, 35 feet	N/A	
Maximum Density	Maximum 35%	N/A	
Minimum Building Setback:			
• Front	25 ft.	N/A	
• Rear	25 ft	N/A	
• Side	25 ft	N/A	
• Street Side	25 ft	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC	N/A	
• # of landscape islands	Per RCMC	N/A	
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC	N/A	
• # of ADA spaces	Per RCMC	N/A	
Signage	Per RCMC	N/A	
Fencing	Per RCMC	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
<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>	
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 is a part of the second phase of a multifamily housing developed which was recently platted. As a part of the plat, the former Lot 1 of the Bendert Subdivision was consolidated into the new Lot 2 of Copper Ridge Subdivision. However, the property was never rezoned. The recent platting of the property and the proposed development of multifamily housing on the site are changing conditions which necessitate this rezone.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Office Commercial District is intended to provide a place for those types of activities which require separate buildings and building groups surrounded by landscaping yards and open areas. Multifamily housing is a permitted use in the Office Commercial District and requires a Planned Development when consisting of multiple structures. As such, the applicant has submitted a Major Amendment to the Planned Development in conjunction with this rezone. The proposed amendment is consistent with the intent and purpose of the Zoning Ordinance.
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.	Due to the recent platting of the property, the former lot was consolidated into a larger lot to be developed as a second phase of multifamily housing. The requested rezone is necessary due to the ongoing development of the site. This rezone and the development of the site as a whole with multifamily housing will not adversely impact any other part of the City.
4. The proposed amendments	The Employment area is seen as an appropriate location

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.	for Office Commercial District, and the provision of multifamily housing on the site is consistent with the type and intensity of uses typical of the employment area. The proposed rezone does not increase the intensity of use of property beyond the intensity of use already approved through the Planned Development approved for the property.
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<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>
<b>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>

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
N/A	N/A
	<b>A Vibrant, Livable Community</b>
N/A	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
N/A	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities:</u> The requested rezone requires notification of surrounding property owners located within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been no inquiries into the requested rezone.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Employment Area
<b>Design Standards:</b>	
Chapter 10, p 104	<u>Employment Areas:</u> Appropriate zoning districts include the Office Commercial District. Coordinated architectural features and uses complimenting commercial uses are among the appropriate features of this land use designation. Multifamily housing is a permitted use in the Office Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	U.S. Highway 16 Neighborhood
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1A	<u>Residential Growth</u> : The proposed rezone is part of an overall development plan to create multifamily housing.

<b>The Development Review Team recommends that the request to rezone the property from General Agriculture District to Office Commercial District be approved for the following reasons:</b>	
•	The requested rezone will reflect changes to the property earlier approved through the creation of Lot 2 of the Copper Ridge Subdivision and ensure a consistent zoning across the property.
•	The requested rezone will allow for the second phase of multifamily housing to be developed on the property.

<b>Staff recommends that the request to rezone property from General Agriculture District to Office Commercial District be approved.</b>
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