



Rapid City Planning Commission

Rezoning Project Report

May 6, 2021

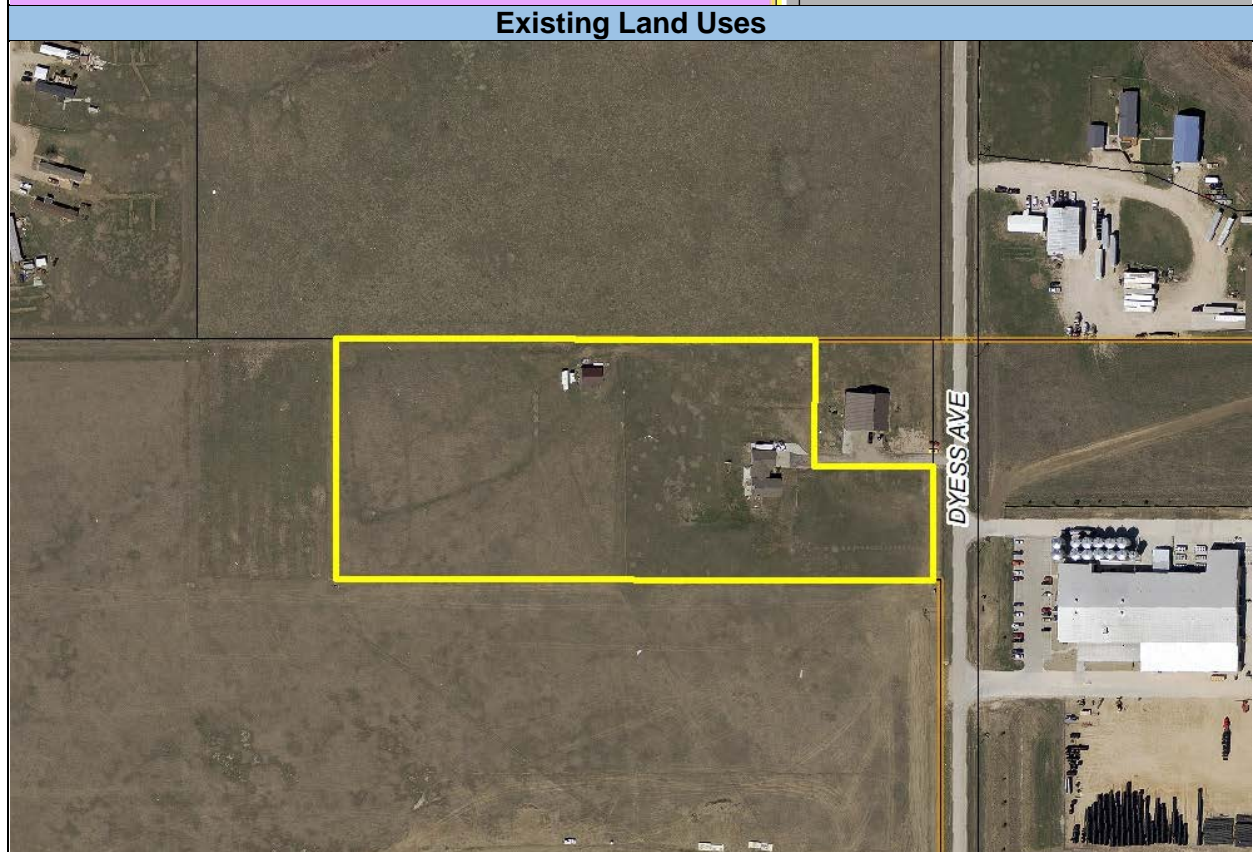
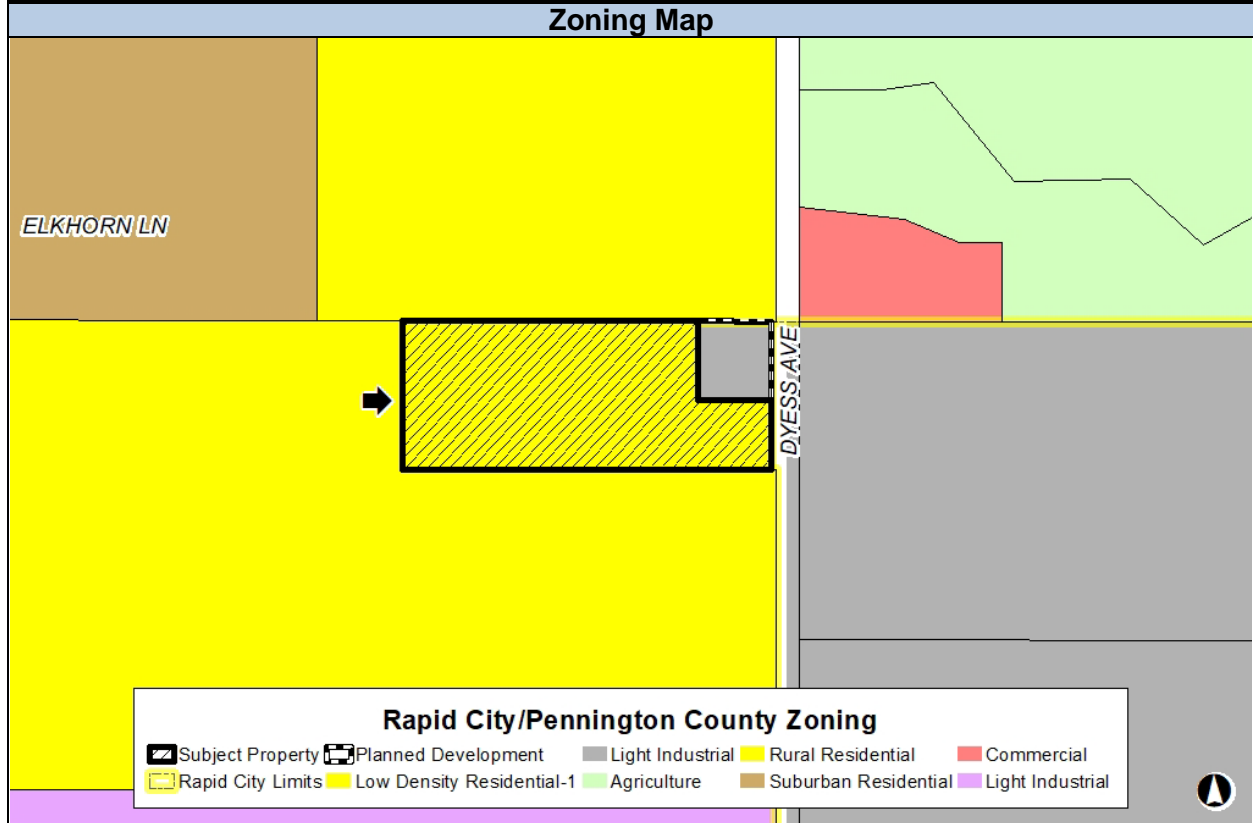
Item #4
Applicant Request(s)
Case #21RZ012 – Rezoning request from General Agricultural District to Light Industrial District
Companion Case(s): N/A

Development Review Team Recommendation(s)
Staff recommends approval of the Rezoning request.

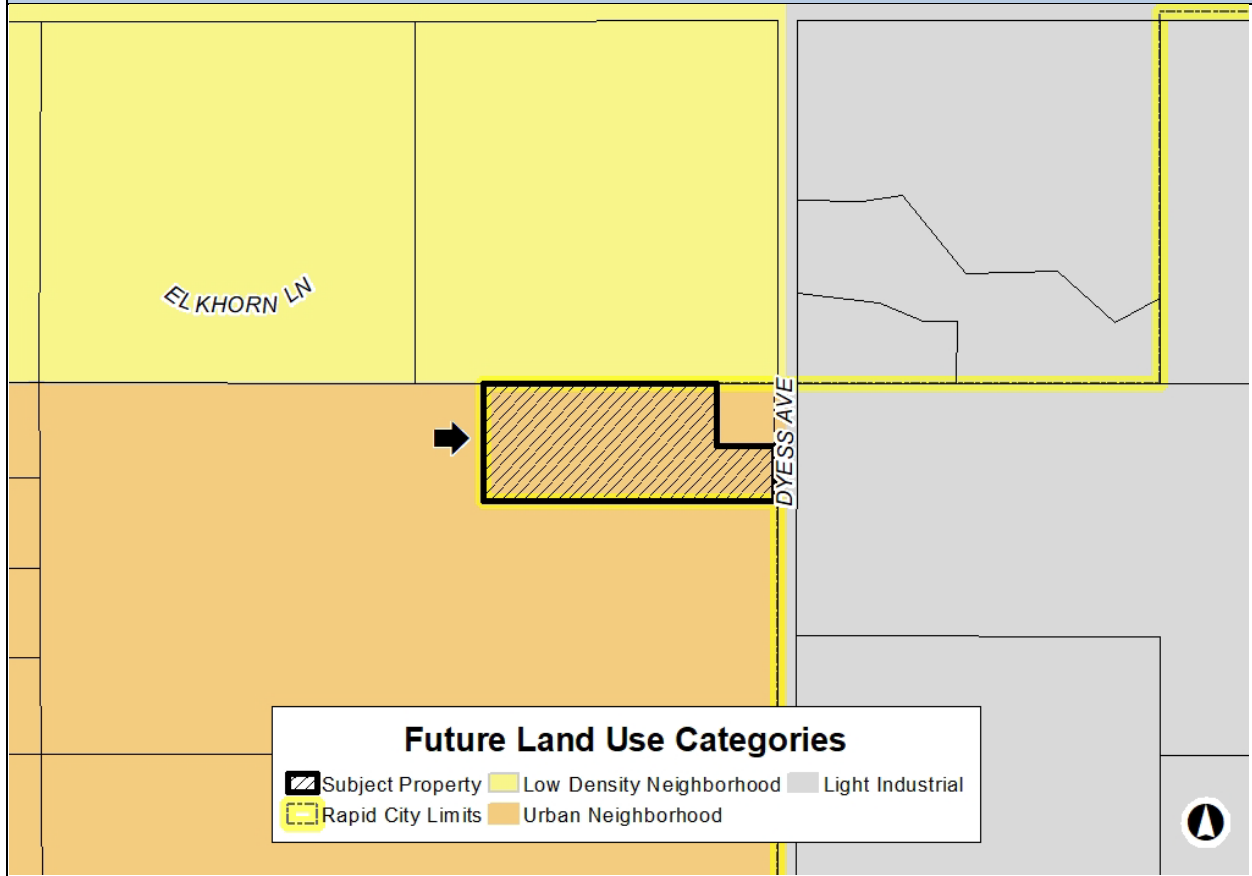
Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from Low Density Residential District-1 to Light Industrial District for a parcel of land approximately 9 acres in size. The City's adopted Future Land Use Plan identifies this parcel as Urban Neighborhood. However, the recent development of the batch plant and the WL Plastics plant in proximity to this property have changed the area conditions, making this property less suitable for residential development and more appropriate for Light Industrial development. The Future Land Use Plan will be modified as part of the next periodic update to reflect this change, and will identify this parcel as Light Industrial at that time.</p> <p>The property is located at 3775 Dyess Avenue. A one-acre portion located in the northeast corner of this 10-acre parcel had been previously rezoned from Low Density Residential District-1 to Light Industrial District; this Rezoning request is to rezone the remaining nine acres of the property from Low Density Residential District-1 to Light Industrial District. Currently, the property is void of structural development.</p>
Applicant Information
Applicant: Jennifer & Richard Kincaid
Property Owner: Jennifer & Richard Kincaid
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other: John Roberts
Development Review Team Contacts
Planner: Marty Gillies
Engineer: Roger Olsen
Fire District: Tim Behlings
School District: Kumar Veluswamy
Water/Sewer: Roger Olsen
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3775 Dyess Avenue
Neighborhood	Northeast Neighborhood Area
Subdivision	Blue Marlin Estates
Land Area	Approximately 9 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Dyess Avenue
Water Provider	Private
Sewer Provider	Private
Electric/Gas Provider	BHP / MDU
Floodplain	N/A

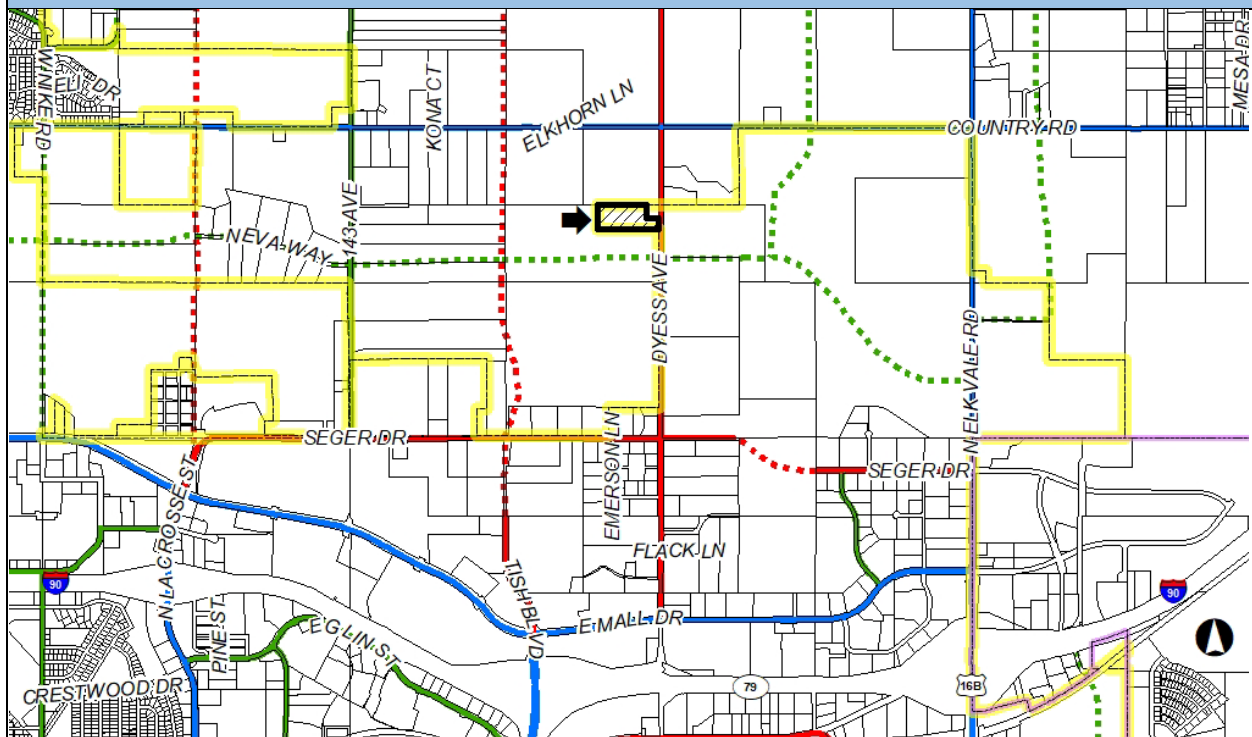
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR-1	UN	Void of structural development
Adjacent North	Penn. Co. – Ag.	LDN	Void of structural development
Adjacent South	Penn. Co. – Ag.	UN	Batch plant
Adjacent East	LI	LI	WL Plastics plant
Adjacent West	Penn. Co. – Ag.	UN	Void of structural development



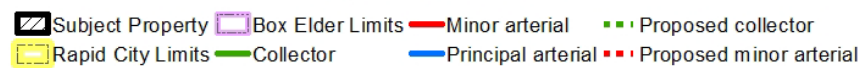
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan








Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District		Required	Proposed
Lot Area		20,000 square feet	435,600 square feet
Lot Frontage / Lot Width		N/A	419 feet
Maximum Building Heights		4 stories or 45 feet	N/A
Maximum Density		75%	N/A
Minimum Building Setback:			
• Front		25 feet	N/A
• Rear		25 feet	N/A
• Side		25 feet	N/A
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		N/A	N/A
• # of ADA spaces		N/A	N/A
Signage		As per RCMC 17.50.080	N/A
Fencing		As per RCMC 17.50.340	N/A

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 property is currently zoned Low Density Residential District-1. There are several industrial uses in close proximity to this property that make the conditions of the area more suitable for further industrial development than for residential development. The Future Land Use of this property is Urban Neighborhood, but is expected to be updated to Light Industrial to reflect the changing conditions in this area during the next periodic update of the Future Land Use Plan. As such, this Rezoning request is in line with the Comprehensive Plan and the City's development plans.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently identifies the appropriate use of the property as Urban Neighborhood. However, changing conditions in the area have prompted a reconsideration of this designation, and it is anticipated that the Future Land Use of this property will be updated to Light Industrial during the next period update of the Future Land Use Plan.
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 property is located adjacent to Dyess Avenue, which will serve as the primary access to the property, and is identified as a Minor Arterial Street on the Major Street Plan. It does not appear that granting this Rezoning request will have any adverse impacts.

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.	It is anticipated that the Future Land Use designation of the property in question will be updated to Light Industrial during the next period update of the Future Land Use Plan. As such, the proposed Rezoning from Low Density Residential District-1 to Light Industrial District will be in compliance with the Comprehensive Plan and does not conflict with the development plans of Rapid City.
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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-1.1A	Compact Growth – The property is located along Dyess Avenue within the City's Urban Services Boundary. As such, the Rezoning request supports infill development.
 A Vibrant, Livable Community	
	N/A
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration – Dyess Avenue is identified as a Minor Arterial Street on the City's Major Street Plan. As such, the road is designed to handle industrial traffic and equipment.
 Economic Stability and Growth	
	N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Rezoning request requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Rezone 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:	
N/A	The property is currently zoned Low Density Residential District-1. There are several industrial uses in close proximity to this property that make the conditions of the area

	more suitable for further industrial development than for residential development. The Future Land Use of this property is Urban Neighborhood, but is expected to be updated to Light Industrial reflect the changing conditions in this area during the next periodic update of the Future Land Use Plan. As such, this Rezoning request will be in line with the Comprehensive Plan and the City's development plans.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood Area
Neighborhood Goal/Policy:	
NE-NA1.1B	Employment Area - The proposed Rezoning supports the goal of expanding Light Industrial uses and in the Northeast Neighborhood Area.

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 City's Future Land Use Plan currently identifies the appropriate use of the property as Urban Neighborhood. However, changing conditions in the area have prompted a reconsideration of this designation, and it is anticipated that the Future Land Use of this property will be updated to Light Industrial during the next period update of the Future Land Use Plan. As such, the proposed Rezoning from Low Density Residential District-1 to Light Industrial District will be in compliance with the Comprehensive Plan and does not conflict with the development plans of Rapid City.	

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