



Rapid City Planning Commission

Rezoning Project Report

June 9, 2016

Item 13

Applicant Request(s)

Case # 16RZ0014; a request to rezone property from Low Density Residential District to Light Industrial District

Development Review Team Recommendation(s)

The Development Review Team recommends that the request to rezone property from Low Density Residential District to Light Industrial District be approved in conjunction with the associated Planned Development.

Project Summary Brief

The applicant has submitted a request to rezone approximately 1.04 acres from Low Density Residential District to Light Industrial District. The applicant has also submitted a request for an Initial Planned Development (File #16PD027) and a Preliminary Subdivision Plan (File #16PL061) to allow the existing auto repair shop to be located on the property on a separate lot. Today, the existing 10 acre parcel is developed with a single family residence and an auto repair shop located in a separate structure. The entire property is zoned Low Density Residential District, which does not allow auto repair as a permitted use in the district. The applicant would like to continue to run the business and, as such, has requested that a portion of the property be rezoned to Light Industrial District in order to allow the shop to remain. In addition, the applicant has submitted a Preliminary Subdivision Plan in order to create a separate lot for the auto repair shop onto a separate lot.

Applicant Information

Development Review Team Contacts

Applicant: Richard Kincaid

Planner: Robert Laroco

Property Owner: Richard and Jennifer Kincaid

Engineer: Dan Kools

Architect: N/A

Fire District: Tim Behlings

Engineer: KTM Design Solutions, Inc.

School District: Kumar Veluswamy

Surveyor: KTM Design Solutions, Inc.

Water/Sewer: Dan Kools

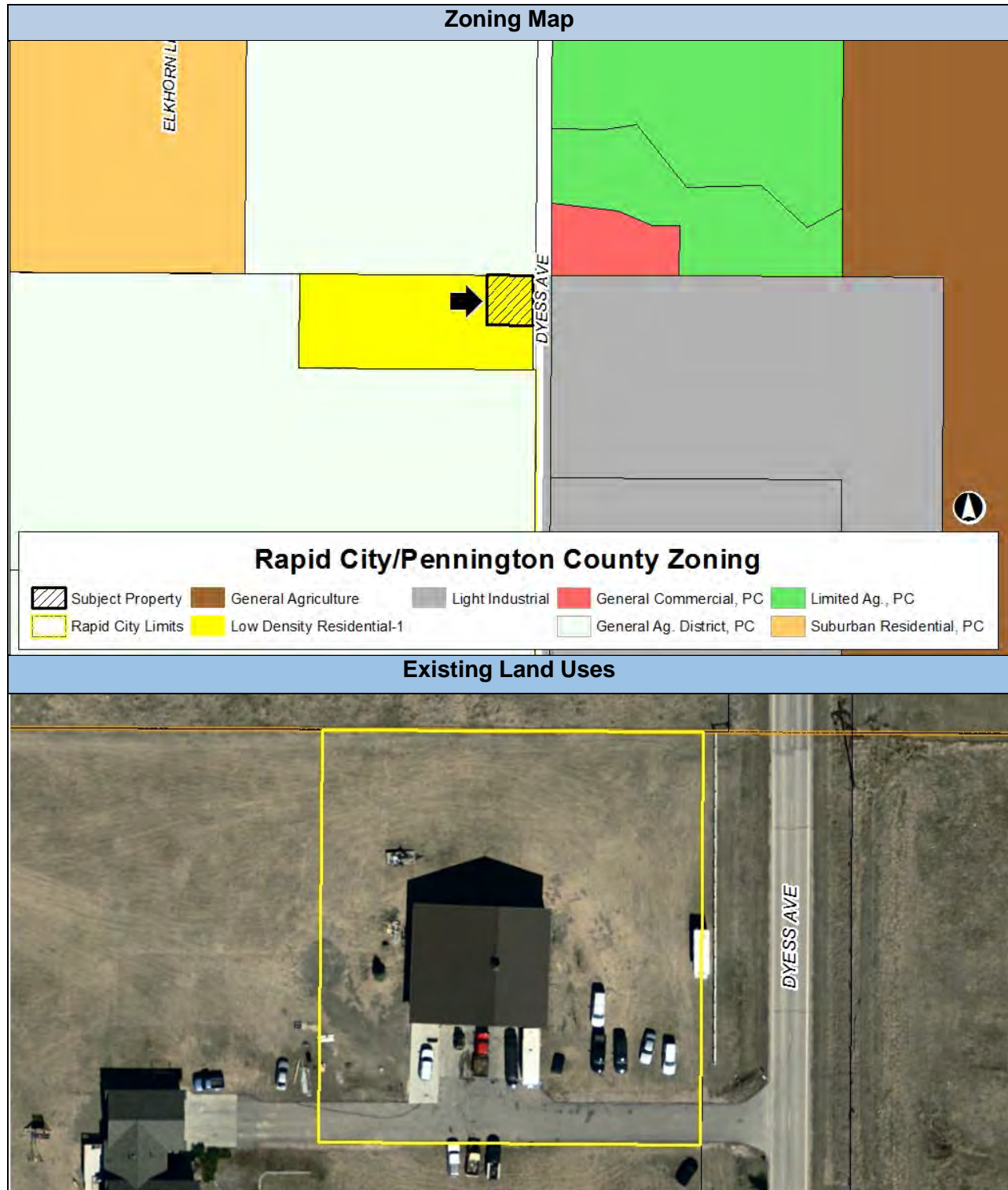
Other:

DOT: Stacy Bartlett

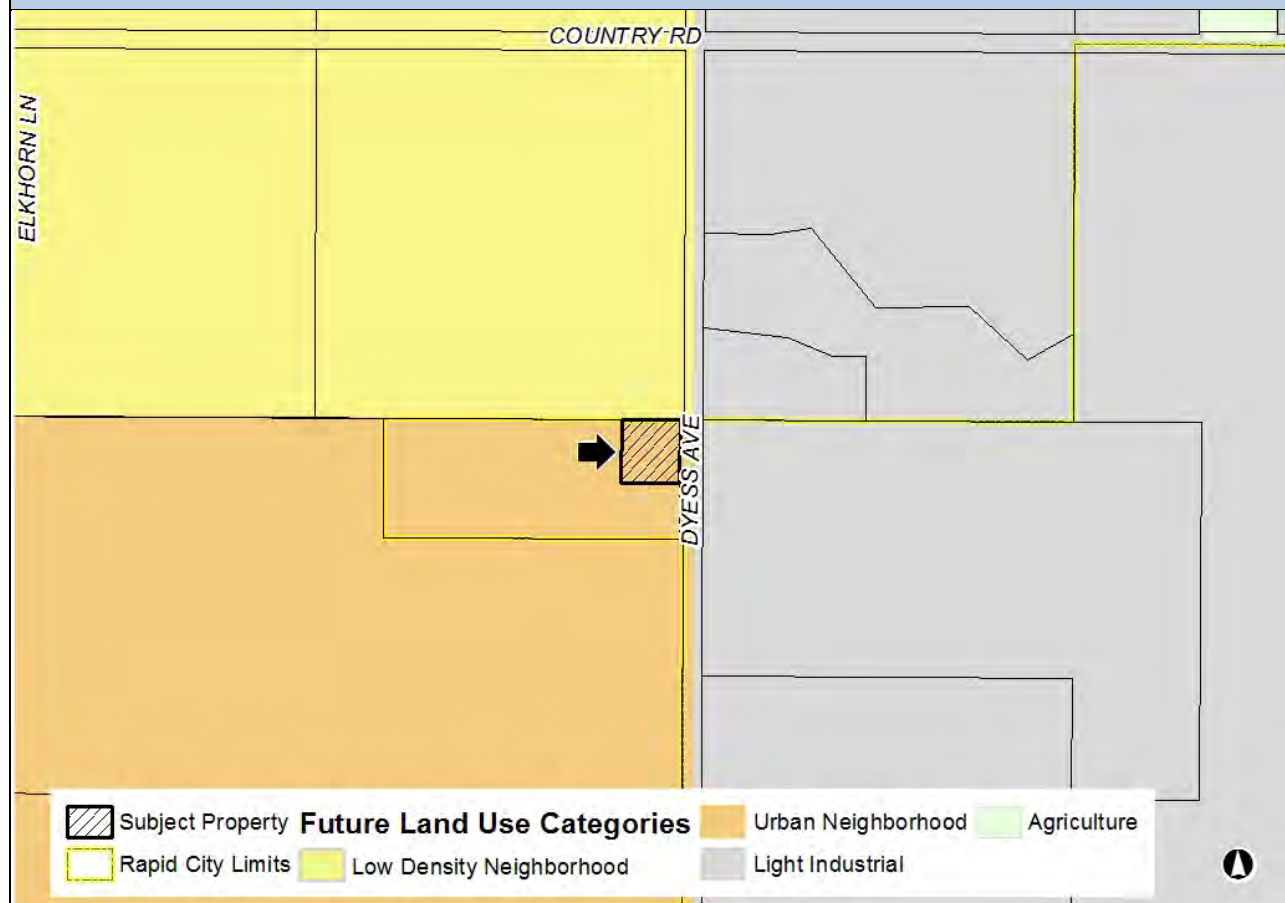
Subject Property Information

Address/Location	3775 Dyess Avenue, approximately 1,300 feet south of the intersection of Dyess Avenue and Country Road
Neighborhood	Northeast Neighborhood
Subdivision	Blue Marlin Estates
Land Area	10 acres
Existing Buildings	Single family residence, automobile repair shop, and accessory structures to the existing residence
Topography	Level
Access	Dyess Avenue
Water Provider	Private cistern
Sewer Provider	Private septic system
Electric/Gas Provider	West River Electric/ Montana Dakota Utilities
Floodplain	None identified
Other	N/A

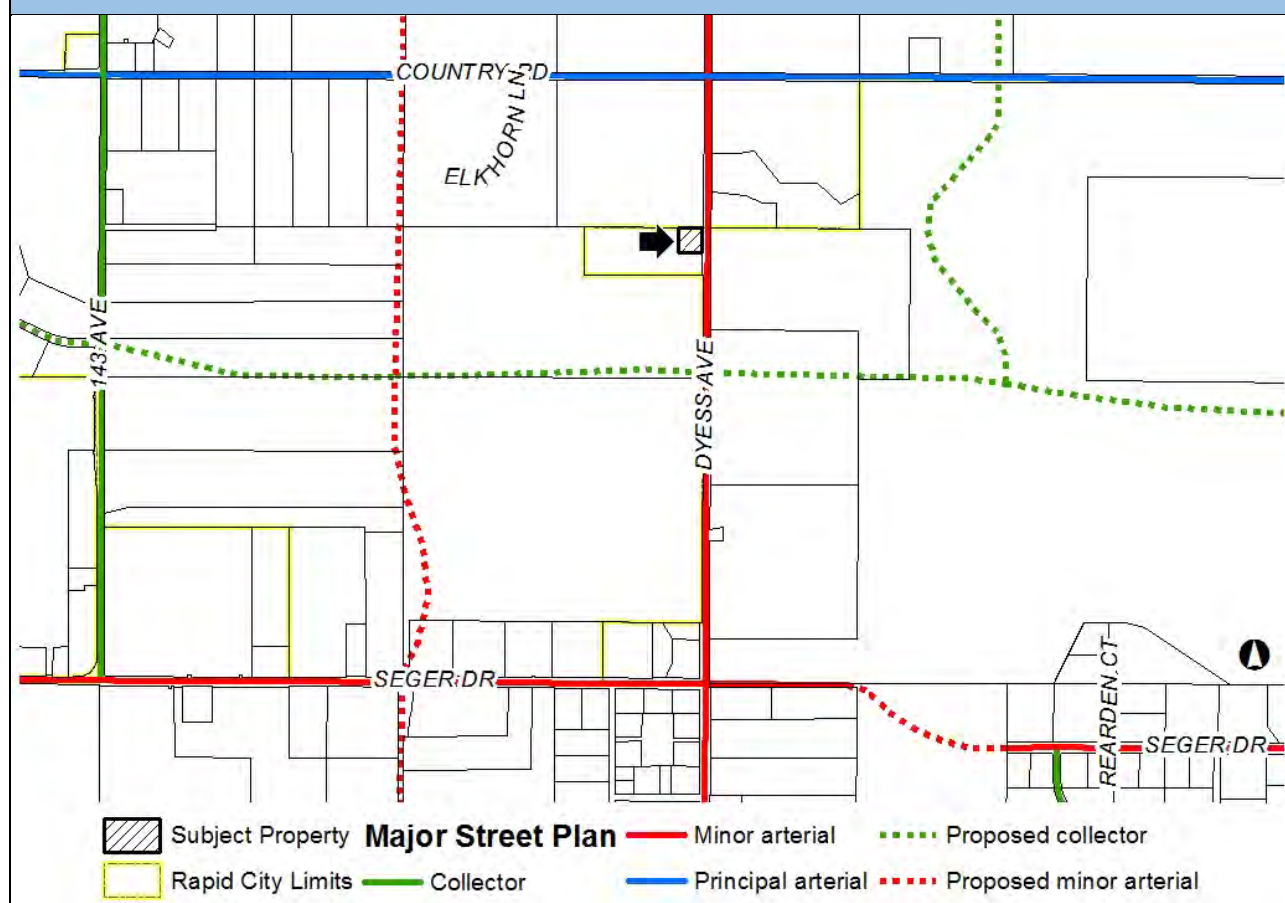
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	UN	Single family residence and automobile repair shop
Adjacent North	GAD- Penn Cty	LDN	Undeveloped
Adjacent South	GAD- Penn Cty	UN	Undeveloped
Adjacent East	LI	LI	Manufacturing plant
Adjacent West	GAD- Penn Cty	UN	Undeveloped



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			
Office Commercial District	Required	Proposed	
Lot Area	20,000 sq ft	1.03 acres, approximately 44,940 sq ft proposed	
Lot Frontage	No minimum required	Approximately 120 ft proposed	
Maximum Building Heights	4 stories, 45 ft.	1 story, <45 ft.	
Maximum Density	75%, including all structures and paved area	Unknown, <75%.	
Minimum Building Setback:			
• Front	25 ft to Healing Way	80 ft	
• Rear	50 ft to proposed west lot line	50 ft.	
• Side	50 ft to proposed north and south lot lines	50 ft.	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	40,785 points	Unknown. A complete landscaping plan will be required with the Final Planned Development.	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	32	34	
• # of ADA spaces	2 ADA, 1 Van Accessible	2 ADA, 1 Van Accessible	
Signage	Maximum 240 sq ft ground signage, Maximum 240 sq ft wall signage	Unknown. A complete sign package will be submitted with the Final Planned Development.	
Fencing	All outdoor storage of vehicles must be screened with a 6 ft tall opaque screening fence	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 property is currently developed with a single family residence and an auto repair shop. The applicant is requesting to continue to operate the existing shop on the property and, as such, has requested this rezone in conjunction with an Initial Planned Development. With the construction of the W.L. Plastics manufacturing plant directly east of the subject property, the area is developing more as an industrial neighborhood. The changing development of the neighborhood represents changing

	conditions in the area.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Light Industrial District is intended to provide areas for light manufacturing, processing, storage, warehousing, and shops where the potential impacts of noise, odor, dust, and glare are confined within an enclosed building. An auto repair shop is a permitted use in the Light Industrial District. 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.	As previously noted, the applicant has submitted this requested rezone in conjunction with an Initial Planned Development to allow the auto repair shop to remain on the property. The property is located in an isolated portion of the City with a mix of agricultural and Light Industrial uses located in the vicinity. Property adjacent to the east is zoned Light Industrial District and is developed with a plastics manufacturing plant. A Final Planned Development must be approved for the property securing the use and design of the existing shop, which will serve as the tool to ensure that potential impacts of the development are mitigated to the greatest extent possible. However, it appears that potential impacts of the requested rezone will be minimal.
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 Urban Neighborhood land use designation notes that neighborhood serving uses, including those such as an auto repair shop, are appropriate secondary uses in this land use designation. Dyess Avenue is an identified Minor Arterial Street on the City's Major Street Plan, capable of handling the industrial traffic developing along the corridor. It appears that the proposed amendment is consistent with the development plans for the City.

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
N/A	N/A
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.3B	<u>Local Business Support</u> : The Planned Development and associated Rezone and Preliminary Subdivision Plan will allow an existing small business to

	continue to operate on the property as it is today.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
Chapter 10, p. 93	<u>Urban Neighborhood:</u> Appropriate secondary uses in an Urban Neighborhood land use designation include neighborhood serving uses including specialty shops.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood
Neighborhood Goal/Policy:	
NE-NA1.1B	<u>Mixed-Use Development:</u> The proposed development will allow an existing mix of residential and light industrial uses to remain on the properties if approved in conjunction with the associated Rezone and the Preliminary Subdivision Plan.

The Development Review Team recommends that the request to rezone the property from Low Density Residential District to Light Industrial District be approved in conjunction with the associated rezone for the following reasons:	
•	The applicant has requested this Rezone in conjunction with an Initial Planned Development to allow the existing auto repair business to continue to operate on the property.
•	The applicant has also submitted a Preliminary Subdivision Plan to create two lots from the existing parcel. The proposed lot developed with the existing auto repair shop is to be zoned Light Industrial District and will require a Final Planned Development be approved for the site. The proposed lot developed with the single family residence will remain zoned Low Density Residential District and does not require a Planned Development for the property.

Staff recommends that the request to rezone property from Low Density Residential District to Light Industrial District be approved in conjunction with the associated Planned Development.
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