



# Rapid City Planning Commission

## Rezoning Project Report

July 7, 2016

Item #5
Applicant Request(s)
Case # 16RZ019 – Rezoning from No Use District to General Commercial District
Companion Case(s)

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

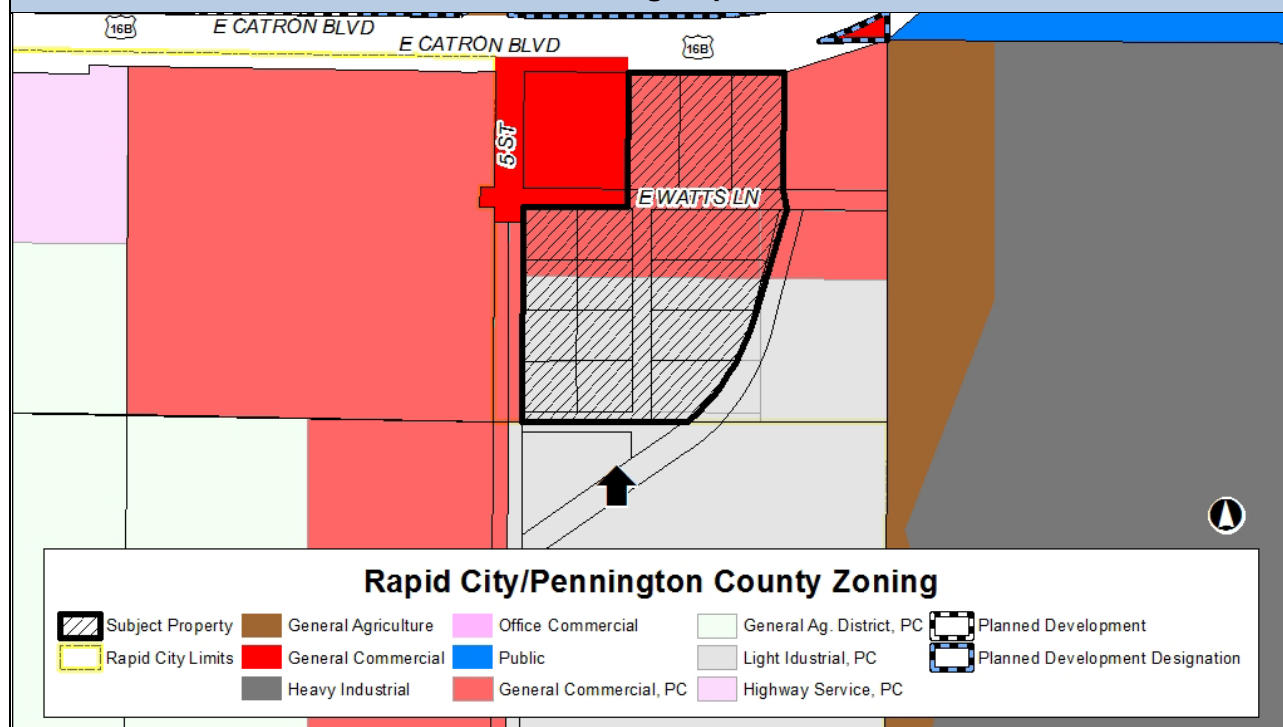
Project Summary Brief
<p>The City is requesting to rezone approximately 19 acres of property from No Use District to General Commercial District. The property was annexed on November 16, 2015 and became effective on December 18, 2015. The City's comprehensive Future Land Use Plan designates this area as a location for a Community Activity Center which transitions from mixed use commercial near the intersection to industrial uses near the City's landfill boundary (for buffering purposes). As such, the proposed General Commercial District for this site is consistent with the Comprehensive Plan. Non-conforming structures and uses will come into the City as legal non-conforming and will need to meet City requirements before any future expansion. City water and sewer mains have been constructed within East Watts Lane. A city water main has been constructed within 5th Street, adjacent to the property. Subdivision improvements such as utilities, pavement, and sidewalk will be required as part of a future building permit. The developer is responsible to construct the improvements, as required by Rapid City Municipal Code Section 16.</p>
Applicant Information
Applicant: City of Rapid City
Property Owner: Lazy P6 Land Co Inc.; AAA Rapid Storage
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other: N/A
Development Review Team Contacts
Planner: Sarah Hanzel
Engineer: Nicole Lecy
Fire District: Tim Behlings
School District: Janet Kaiser
Water/Sewer: N/A
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of Catron Boulevard and 5 <sup>th</sup> Street
Neighborhood	South Robbinsdale
Subdivision	N/A – Southgate Commercial Condominiums
Land Area	19 acres
Existing Buildings	Mini-warehousing/storage facilities on Units 3, 4, and 11
Topography	Generally level
Access	Catron Boulevard and 5 <sup>th</sup> Street
Water Provider	Private – City water mains available
Sewer Provider	Private – City sewer mains available
Electric/Gas Provider	West River Electric Association/Montana Dakota Utilities
Floodplain	Portions of the property are located within the FEMA 100 year and 500 year flood hazard area

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	NUD	LI w/ Community Activity Center	Mini – Storage Units/Warehousing facilities
Adjacent North	GC	E	Void of Structural Development
Adjacent South	PC - LI	LI	Void of Structural Development
Adjacent East	GAD	P/QP	Void of Structural Development
Adjacent West	PC - GC	MUC	Void of Structural Development

### Zoning Map



### Existing Land Uses












Relevant Case History			
Case/File#	Date	Request	Action
15AN003	11/15/15	Petition for Annexation	Approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	N/A	
Lot Frontage / Lot Width	N/A	N/A	
Maximum Building Heights	4 stories; 45 ft.	Unknown	
Maximum Density	75% maximum lot coverage	Unknown	
Minimum Building Setback:			
• Front	25 ft.	Appears >25 ft.	
• Rear	30 ft. when serviced from the rear	N/A	
• Side	None	N/A	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:	Pursuant to 17.50.300		
• # of landscape points		Unknown	
• # of landscape islands		Unknown	
Minimum Parking Requirements:	Pursuant to 17.50.270		
• # of parking spaces		Unknown	
• # of ADA spaces		Unknown	
Signage	Pursuant to 17.50.080	Unknown	
Fencing	Pursuant to 17.18.080	Unknown	

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.	An annexation petition for the property (15AN003) was approved by the City Council on November 16, 2015 and became effective on December 18, 2015. All annexed lands are temporarily designated as a No Use Zoning District Upon annexation. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the General Commercial District is for personal and business services and the general retail business of the city.
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 City Council approved an Oversize Reimbursement Agreement on October 7, 2013 wherein the City agreed to pay for oversizing public improvements in 5 <sup>th</sup> Street and East Watts Lane. The agreement also identifies phased annexation as part of the agreement. City water and sewer mains have been constructed within East Watts Lane. A city water main has been constructed within 5 <sup>th</sup> Street, adjacent to the property. Subdivision improvements such as utilities, pavement, and sidewalk will be required as part of a future building permit. The developer is responsible to construct the improvements, as required by Rapid City Municipal Code Section 16.
4. The proposed amendments	The Rapid City Future Land Use Map shows that this area

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.	is appropriate for development related to a Community Activity Center which transitions from mixed use commercial uses at the intersection to industrial uses approaching Highway 79 and the municipal landfill for buffering purposes. There are existing mini storage warehouse facilities located on Units 3 and 4. There appears to be office warehouse structures located on Unit 11. The remainder of the property is void of structural development. Mini-storage warehousing facilities are conditional uses in the General Commercial District. They will come into the City has legal non-conforming uses; however, a Conditional Use Permit and adherence to the design standards of the Rapid City Municipal Code will be required before expansion/replacement can occur.
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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	
	<b>A Balanced Pattern of Growth</b>
BPG-3.1B	<b>Future Land Use Flexibility:</b> Provide flexibility in applying the Future Land Use categories by encouraging a range of densities and mix of land uses as specified by the Future Land Use Plan
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
Gov-2.1A	<b>Public Input Opportunities:</b> The rezone requires notification of the surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the associated rezoning of the property. 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):		Light Industrial with a community activity center transitioning from mixed use commercial to light industrial
Design Standards: N/A		
N/A	N/A	

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale Neighborhood
Neighborhood Goal/Policy:	
EW-NA1.1C:	Annexation: Require the annexation of contiguous properties within the City’s Urban Services Boundary when development occurs.
EW-NA1.1E	Urban Services: Allow the extension of City infrastructure within Urban Services Boundary to serve new and existing development.

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.

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