



Rapid City Planning Commission

Rezoning Project Report

August 9, 2018

Item #11
Applicant Request(s)
Case #18RZ023 – Rezoning request from Light Industrial District to Office Commercial District
Companion Case(s) 18UR008 – Conditional Use Permit to allow a church and an elementary / middle school in the Office Commercial District

Development Review Team Recommendation(s)
Staff recommends that the Rezoning request be denied.

Project Summary Brief

(Update August 31, 2018. All revised and/or added text is shown in bold.) On August 9, 2018, the Planning Commission recommended to deny the associated Rezoning request (File #18RZ023) from Light Industrial District to Office Commercial District. In addition, the Planning Commission approved the Conditional Use Permit to allow a church in the Light Industrial District and denied the Conditional Use Permit to allow an elementary / middle school. In addition to various concerns, including traffic, safety and incompatible uses, the following criteria were also discussed in the recommendation:

- The proposed Rezoning request effects the integrity of a developed industrial corridor which was established for industrial uses; and,
- The proposed Conditional Use Permit and associated Rezoning is in opposition to economic development goals of maintaining industrial areas for future growth.

No other changes have been made to this report.

The applicant has submitted a Rezoning request to change the zoning designation from Light Industrial District to Office Commercial District for a parcel of land approximately 2.54 acres in size. The applicant has also submitted a Conditional Use Permit (File #18UR008) to allow a church and an elementary school on the property. The property is located approximately 315 feet northeast of the intersection of Concourse Drive and Elk Vale Road at 1636 Concourse Court. Surrounding properties are zoned Light Industrial District. This property is a part of the Rushmore Regional Industrial Park. Currently, the property is the location of a Black Hills Works training facility.

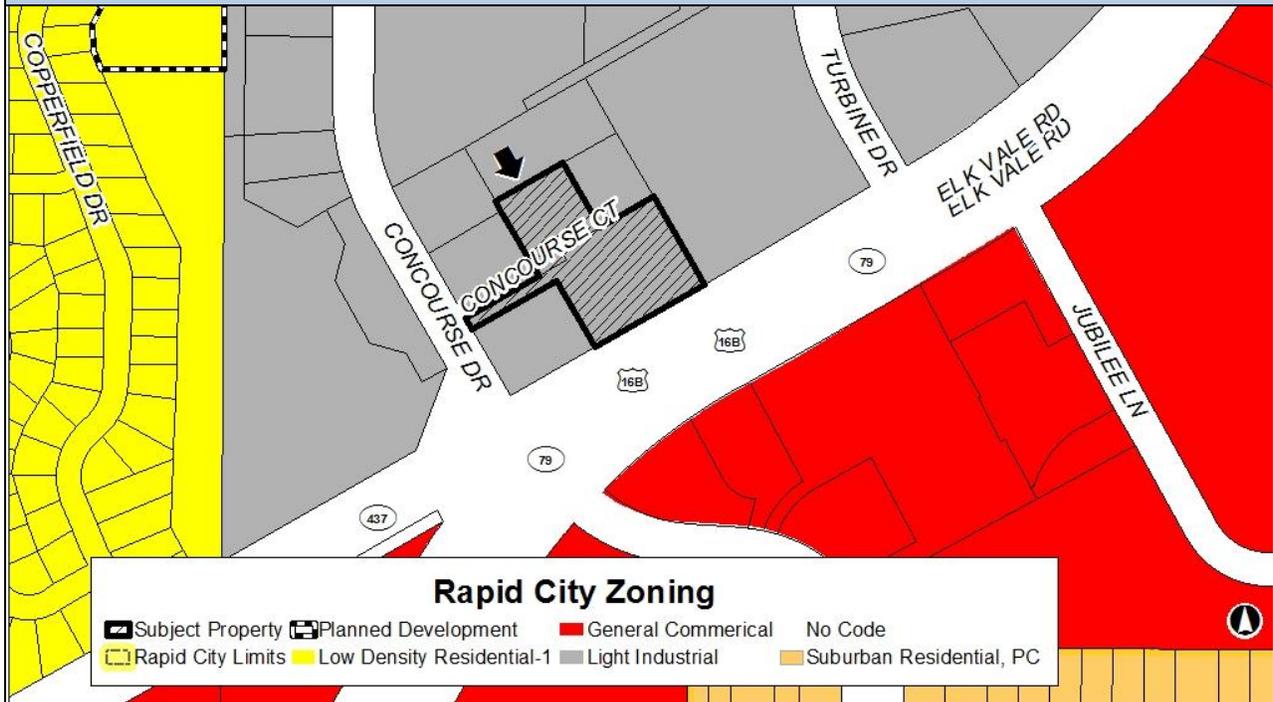
Applicant Information	Development Review Team Contacts
Applicant: Dr. Dale Anderson	Planner: Fletcher Lacock
Property Owner: Black Hills Workshop and Training Center	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1622 and 1636 Concourse Court
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Rushmore Regional Industrial Park
Land Area	2.54 acres
Existing Buildings	Black Hills Workshop
Topography	Relatively flat
Access	Concourse Court
Water Provider	Rapid City
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	EC – Entrance Corridor	Black Hills Workshop
Adjacent North	LI	EC	Industrial structures
Adjacent South	GC (south of Elk Vale Road)	MUC – Entrance Corridor	Elk Vale Road and undeveloped properties
Adjacent East	LI	EC – Entrance Corridor	Distribution warehouse
Adjacent West	LI	EC – Entrance Corridor	Daycare for industrial business employees and credit counseling

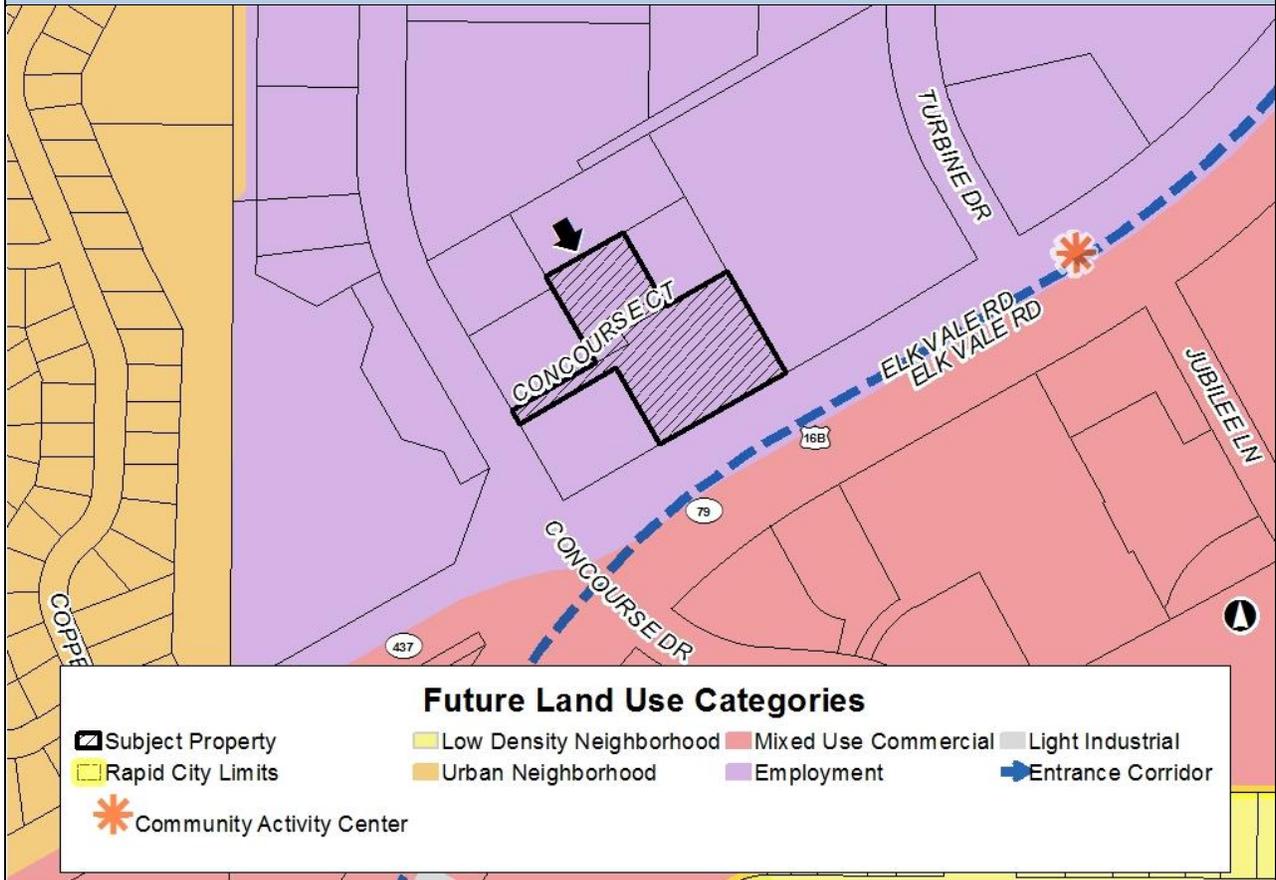
Zoning Map



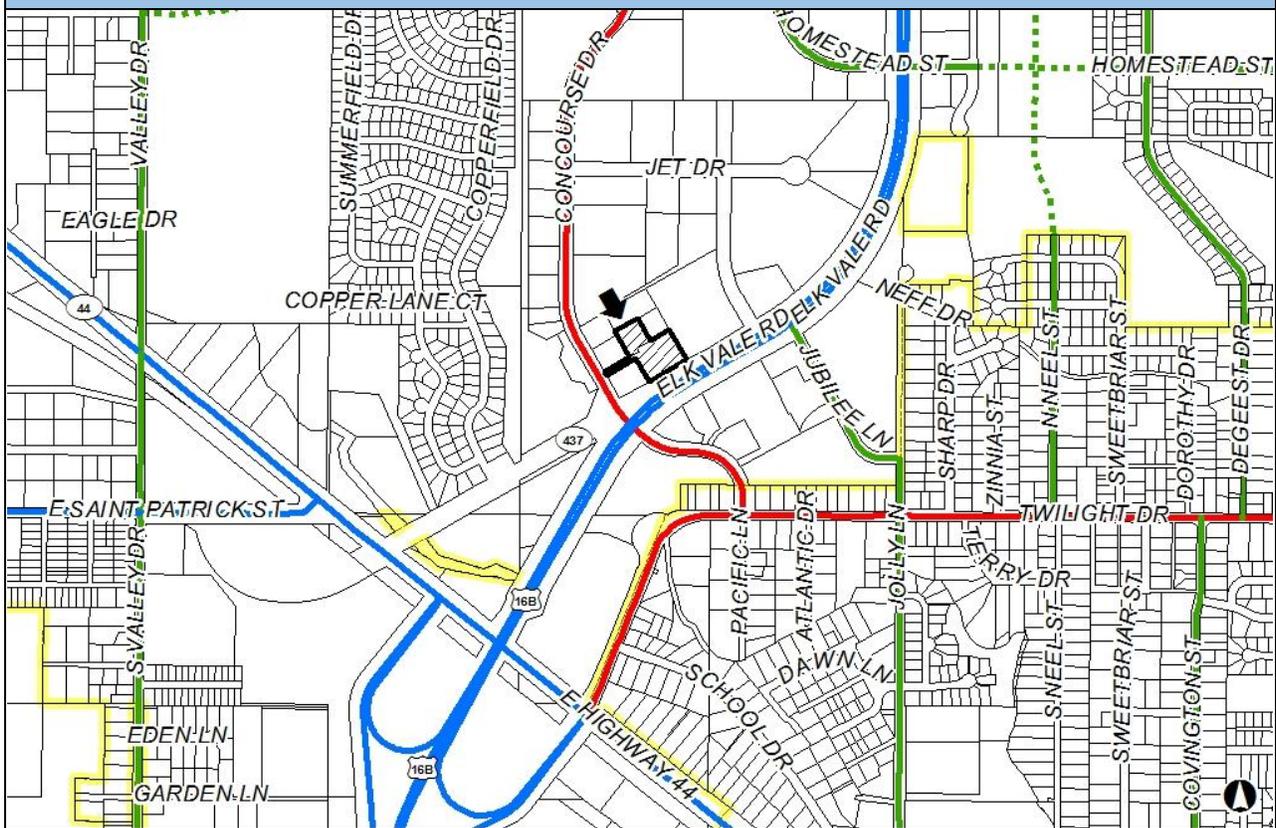
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	2.54 acres	
Lot Frontage	N/A	175 feet	
Maximum Building Heights	3 stories or 35 feet	One story	
Maximum Density	35%	24%	
Minimum Building Setback:			
• Front	25 feet	24.6 feet	
• Rear	25 feet	39.5 feet	
• Side	25 feet	79 feet to the west and 36.8 feet to the east	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	83,621	84,265	
• # of landscape islands	1	0 – legal non-conforming	
Minimum Parking Requirements:			
• # of parking spaces	32	77	
• # of ADA spaces	2	6	
Signage	As per Sign Code	Existing ground sign measuring 24 square feet	
Fencing	As per RCMC 17.50.340	Proposed 6 foot high chain link fence around proposed outdoor play areas	

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.	<p>The subject property is a parcel of land zoned Light Industrial District approximately 2.54 acres in size. This area is an established industrial park with no changed or changing conditions in the area. The applicant is proposing to Rezone the property to allow a school which is not identified as a permitted or conditional use in the Light Industrial District. A church is identified as a conditional use with the stipulation that no services or classes are offered from Monday through Friday from 7:00 a.m. to 5:00 p.m. The proposed school would operate during these times. A goal of the City's adopted Comprehensive Plan is to ensure land use compatibility within an area. The surrounding properties are zoned Light Industrial District which entails light manufacturing, assembly, storage, processing, warehousing, wholesaling, and distribution. Service and retail is allowed only when it directly serves the needs of the industrial area and employees.</p> <p>The property is located northeast of the intersection of Elk Vale Road and Concourse Drive which are identified as a Principal Arterial Street and a Minor Arterial Street respectively, on the City's Major Street Plan. Elementary schools and middle schools are typically located in</p>

	residential areas. The Rushmore Regional Industrial Park is a developed industrial area that is not suitable for an elementary / middle school due to the reasons as noted.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The property is a part of the Rushmore Regional Industrial Park. Rezoning a small area of this established industrial park to Office Commercial District is not consistent with the intent of this title. Conditional uses in the Light Industrial District, such as a church, require that no services or classes take place Monday through Friday from 7:00 a.m. to 5:00 p.m. The intent of the time constraints is to ensure that vehicular traffic and activities associated with a church or school do not conflict with typical uses and access to an industrial area. The existing Rushmore Regional Industrial Park has direct access to Elk Vale Road which is identified as a Principal Arterial Street on the City's Major Street Plan and provides a direct connection to U.S. Interstate 90.
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 proposed Rezoning is inconsistent with the existing zoning in the area and the existing land uses. The Rushmore Regional Industrial Park provides employment opportunities and is an established industrial corridor in the City which is continuing to grow.
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 current future land use designation of the property is Employment Center. The City's Comprehensive Plan requires a periodic review and amendment to the Future Land Use Plan. As a part of an upcoming plan amendment, the Future Land Use designation of this area will be changed from Employment Center to Light Industrial reflecting the existing zoning and uses located in the area. Concourse Drive is the entryway into an established and growing industrial district. Surrounding properties are zoned Light Industrial District from Elk Vale Road north to East Anamosa Street. The property is served by Rapid City water and sewer.

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-3.1C	Land Use Capacity Vs. Demand: As noted previously, staff has identified that the area north of the intersection of Concourse Drive and Elk Vale Road is an established and growing industrial corridor. Future uses on surrounding properties could generate increased truck and freight traffic and nuisances that are typical in an industrial park.
 A Vibrant, Livable Community	
LC-1.1E	Context-Sensitive Design: The proposed Rezoning is inconsistent with the Comprehensive Plan goal of ensuring that proposed development is compatible with the surrounding neighborhood. The surrounding properties are zoned Light Industrial District.

LC-3.1C	Compatible Infill and Redevelopment: The proposed Rezoning request does not promote the goal of ensuring compatible redevelopment. As noted above, the surrounding area is zoned Light Industrial District. A church would be a conditional use in the Light Industrial District provided that no classes or services were offered Monday through Friday from 7:00 a.m. to 5:00 p.m. The proposed Rezoning would remove this requirement which is in place to ensure that residential traffic does not interfere with the heavier traffic in an industrial area.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The property is located northeast of the intersection of Elk Vale Road and Concourse Drive which are identified as a Principal Arterial Street and a Minor Arterial Street respectively, on the City's Major Street Plan. The street network supports freight / industrial traffic and easy access to the interstate.
TI-3.1E	Land Use Compatibility: The proposed Rezoning request does not support compatible development with the area. The adopted Comprehensive Plan encourages industrial land uses in areas with high freight activity and access to the interstate.
	Economic Stability and Growth
EC-3.1A	Employment Areas: The property is located south of the East Anamosa Street / North Elk Vale Road Area Technology Park. The "park" is zoned Light Industrial District and is a growing area for industrial uses in the City. The proposed Rezoning is in conflict with supporting the growth of this industrial area of the City.
EC-3.1B	Targeted Industry Alignment: The subject property is located in an established industrial park. Rezoning the subject property is not consistent or compatible with adjacent zoning.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	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 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):	Employment Center / Entrance Corridor / Community Activity Center
Design Standards:	
N/A	As noted previously, staff will be bringing forward a routine Comprehensive Plan Amendment to change the future land use designation of this area from Employment Center to Light Industrial. This industrial area is comprised of approximately 200 acres of land zoned and developed with industrial uses. The Employment Center designation does not reflect the zoning of the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Elk Vale Road Neighborhood Area

Neighborhood Goal/Policy:

N/A	This area of the Elk Vale Road Neighborhood Area is an established and growing industrial and business park. The proposed Rezoning request is not consistent with the intent of the Light Industrial District and is not compatible with adjacent land uses and zoning.
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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 proposed Rezoning request is not consistent or compatible with the existing land uses and zoning in the area. Rezoning the property does not comply with the goal of the Comprehensive Plan to ensure that development of the property is compatible with the surrounding neighborhood.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be denied.