

Rapid City Planning Commission

Rezoning Project Report

December 6, 2018

Item #5
Applicant Request(s)
Case #18RZ028 – Rezoning request from General Commercial District to Office Commercial District
Companion Case(s): 18RZ027 – Rezoning request from General Agricultural District to Office Commercial District 18PD029 – Initial Planned Development to allow an apartment complex

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved in conjunction with the associated Initial Planned Development Overlay (File# 18PD029).

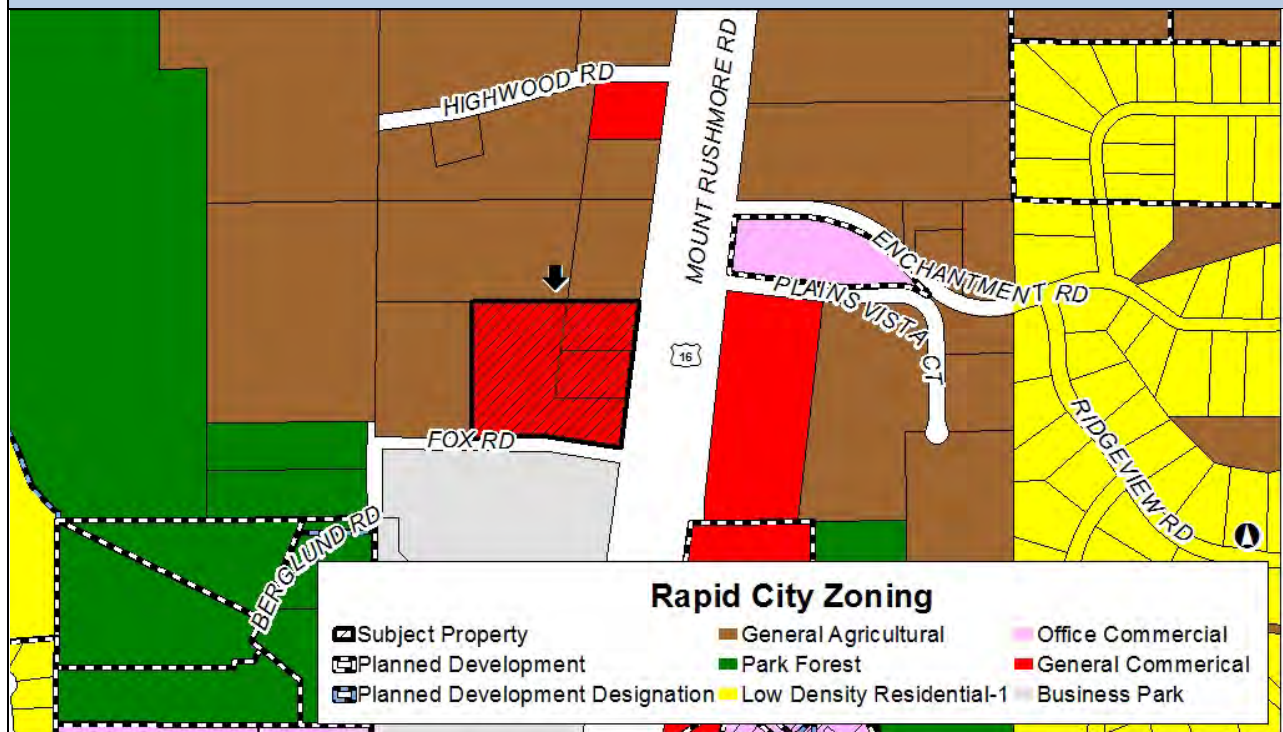
Project Summary Brief														
<p>(Update November 28, 2018. All revised and/or added text is shown in bold print.) This item was continued at the November 8, 2018 Planning Commission meeting at the applicant’s request to allow the applicant to hold a meeting with citizens in the neighborhood concerned with the proposed Rezoning application. Please note that no other part of this report has been altered or changed. The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Office Commercial District for a parcel of land approximately 8.85 acres in size. The property is located north of Fox Road and is currently void of any structural development.</p> <p>The Future Land Use designation for the subject property is Employment Center, within which Office Commercial District is an identified zoning district.</p>														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;">Applicant Information</th> <th style="text-align: center; padding: 5px;">Development Review Team Contacts</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Applicant: Samuelson Development</td> <td style="padding: 5px;">Planner: John Green</td> </tr> <tr> <td style="padding: 5px;">Property Owner: Second Floor LLC</td> <td style="padding: 5px;">Engineer: Todd Peckosh</td> </tr> <tr> <td style="padding: 5px;">Architect: N/A</td> <td style="padding: 5px;">Fire District: Tim Behlings</td> </tr> <tr> <td style="padding: 5px;">Engineer: KW Commercial</td> <td style="padding: 5px;">School District: Kumar Veluswamy</td> </tr> <tr> <td style="padding: 5px;">Surveyor: N/A</td> <td style="padding: 5px;">Water/Sewer: Todd Peckosh</td> </tr> <tr> <td style="padding: 5px;">Other: N/A</td> <td style="padding: 5px;">DOT: Stacy Bartlett</td> </tr> </tbody> </table>	Applicant Information	Development Review Team Contacts	Applicant: Samuelson Development	Planner: John Green	Property Owner: Second Floor LLC	Engineer: Todd Peckosh	Architect: N/A	Fire District: Tim Behlings	Engineer: KW Commercial	School District: Kumar Veluswamy	Surveyor: N/A	Water/Sewer: Todd Peckosh	Other: N/A	DOT: Stacy Bartlett
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Subject Property Information	
Address/Location	5125 Mt. Rushmore Road
Neighborhood	US Highway 16 Neighborhood Area
Subdivision	Section 23, T1N, R7E
Land Area	8.85 acres
Existing Buildings	No structural development
Topography	Rises in elevation 25 feet from south to north
Access	Fox Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	EC	No structural development
Adjacent North	GA	EC	Church
Adjacent South	BP	EC	University (NAU)
Adjacent East	GC	EC	Mt. Rushmore Road
Adjacent West	GA	LDN	Single Family Residence

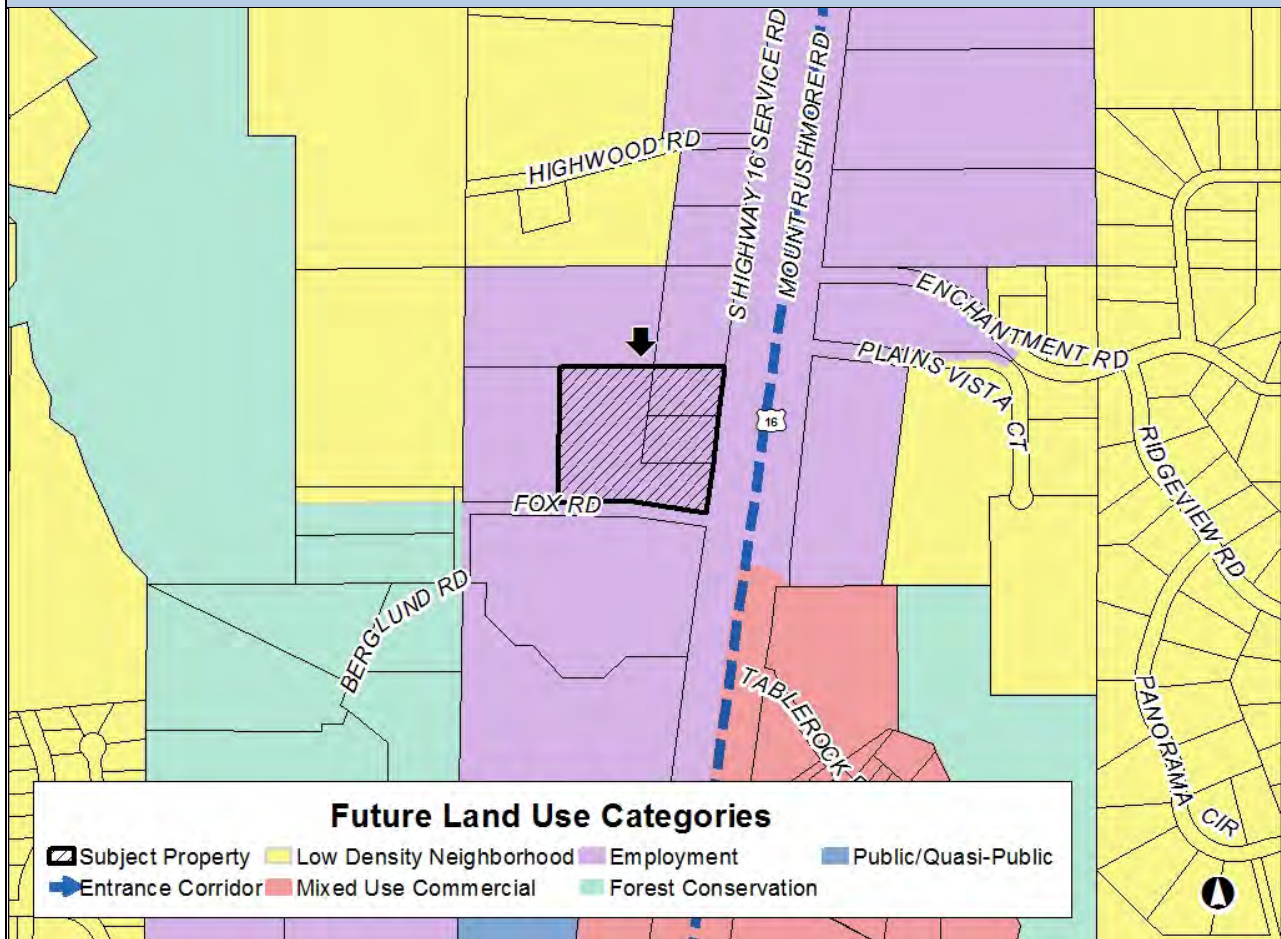
Zoning Map



Existing Land Uses



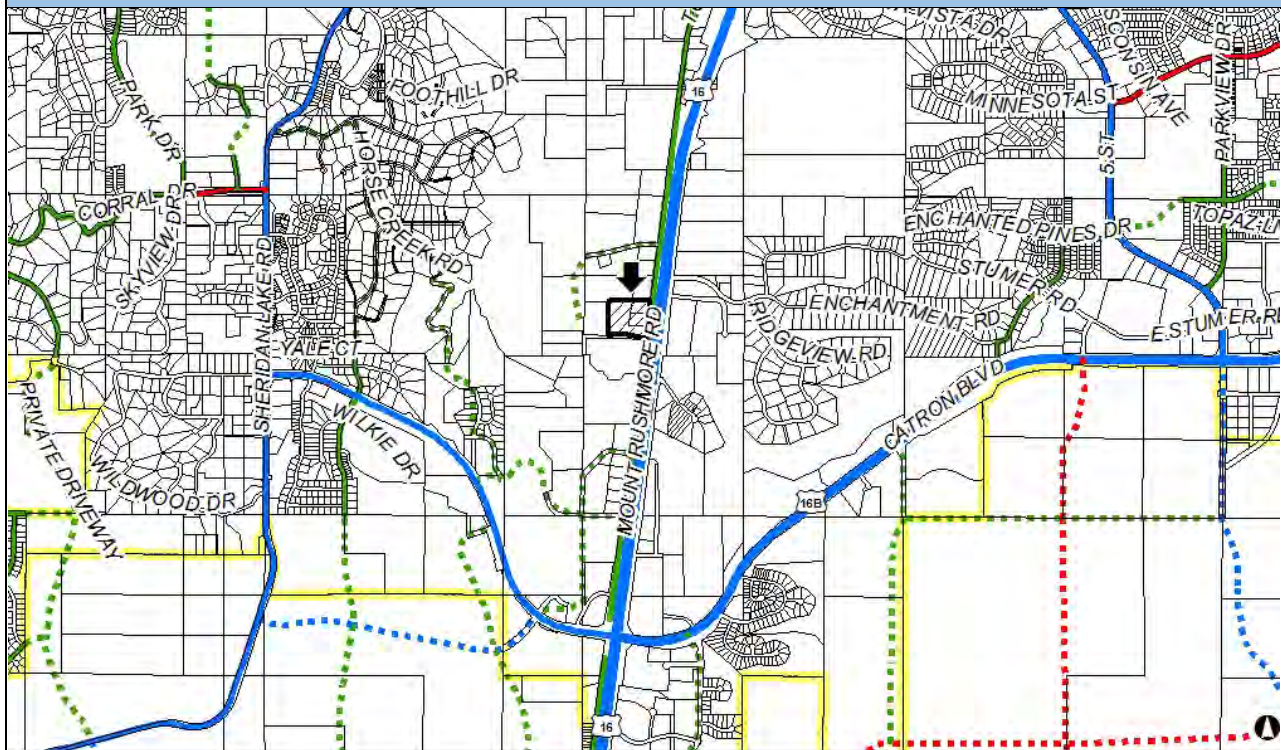
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Employment
- Public/Quasi-Public
- Entrance Corridor
- Mixed Use Commercial
- Forest Conservation

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector
- Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	385,506 square feet	
Lot Frontage / Lot Width	N/A	400 feet	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	30%	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 subject property is a parcel of land zoned General Commercial District approximately 8.85 acres in size. The surrounding neighborhood consists of religious organizations, the North American University Campus, and single family residences.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Employment Center, within which Office Commercial District is an identified zoning designation.
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 request is consistent with the adopted Comprehensive Plan. The Planned Development Overlay will serve as a tool to mitigate nuisances as a result of developing the property.
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, which includes Office Commercial District as a listed zoning designation. Fox Road is not identified on the City's Major Street Plan but will function as a commercial street, serving as access to the property.

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-3.1A: **Balanced Uses:** The proposed Rezoning of the subject property provides a mix of multi-family residential uses in a neighborhood that currently has single family homes, religious organizations, and a university campus.



A Vibrant, Livable Community

LC-2.1C: **Variety Of Housing Types:** The proposed Rezoning of the subject property will create multi-family housing options in the neighborhood.



A Safe, Healthy, Inclusive, and Skilled Community

N/A



Efficient Transportation and Infrastructure Systems

T1-2.1A **Major Street Plan Integration:** Mount Rushmore Road is a Principal Arterial on the City's Major Street Plan. Direct access to the property will be via Fox Road, a commercial street. The proposed development will require a Traffic Impact Study. If the approved Traffic Impact Study identifies that street improvements are needed to support the proposed development, then they must be completed as part of the Final Planned Development.



Economic Stability and Growth

N/A



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

Design Standards:

GDP-EA1: **Building Design and Character:** The proposed Rezoning request and associated Initial Planned Development Overlay to allow an apartment development creates multiple building volumes and masses with primary residential structures and accessory garages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: U.S. Highway 16 Neighborhood Area

Neighborhood Goal/Policy:

US16-NA1.1B **Mixed Use Development:** The proposed rezoning request from General Commercial District to Office Commercial District encourages clustered, mixed use development to serve the surrounding neighborhood.

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 Comprehensive Plan identifies the future land use designation of the subject property as Employment Center, which identifies Office Commercial District as a zoning designation. The Office Commercial District has served as a transitional area to buffer single family residential development from more intense general commercial uses and arterial streets. To ensure that future development maintains the character of the neighborhood and minimizes the impact along Mount Rushmore Road, an entrance corridor to the Black Hills, staff recommends that a Planned Development Overlay be approved in conjunction with the Rezoning request.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request to rezone a parcel of land from General Commercial District to Office Commercial District be approved in conjunction with the associated Initial Planned Development Overlay (File# 18PD029).