

Rapid City Planning Commission

Rezoning Project Report

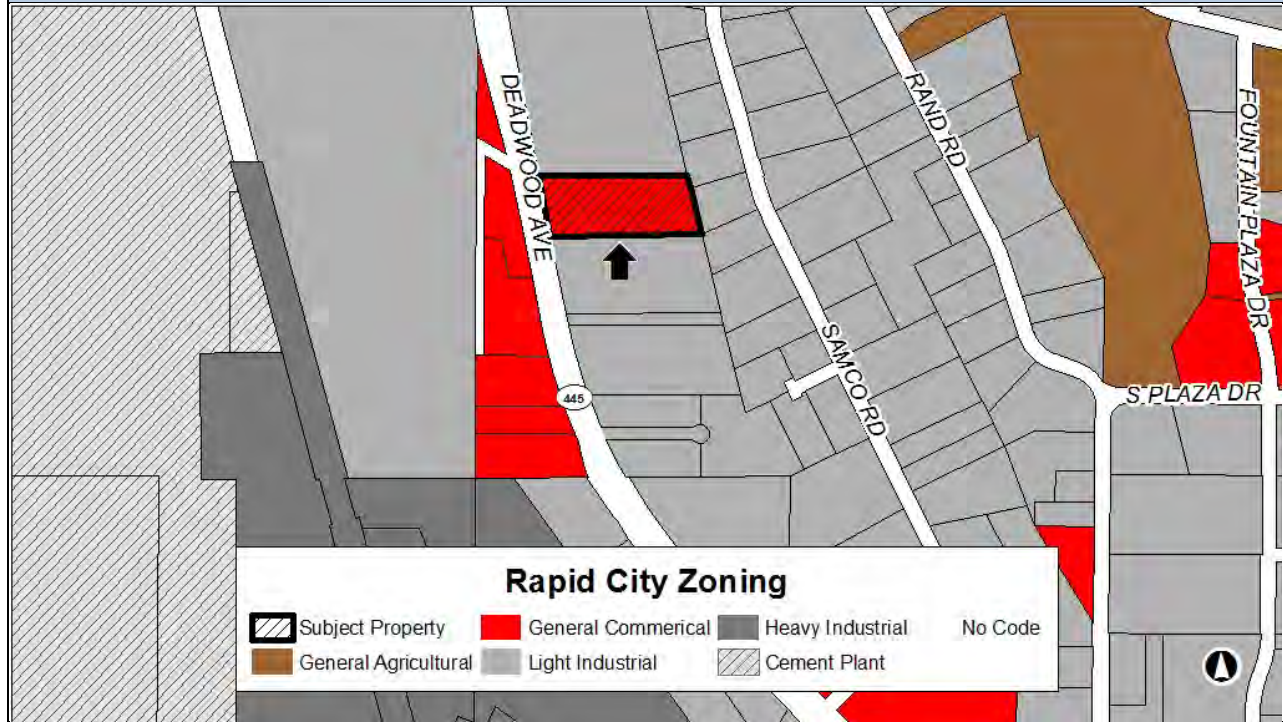
April 4, 2019

Item #5	
Applicant Request(s)	
Case #19RZ008 – Rezoning request from General Commercial District to Light Industrial District	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Rezoning request be approved.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone a 3.52 acre parcel of land from General Commercial District to Light Industrial District. Specifically, the applicant intends to rezone the property to operate an HVAC supply facility, which is a permitted use in the Light Industrial District.</p> <p>The City’s Comprehensive Plan currently lists the Future Land Use for the property as Light Industrial. The proposed Rezoning request is in compliance with the City’s Comprehensive Plan, which lists the Light Industrial District as an identified zoning district within the Light Industrial designation.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Sperlich Consulting, Inc.	Planner: John Green
Property Owner: Westview LandCompany LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	2000 Deadwood Avenue
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Randall Subdivision
Land Area	3.52 acres
Existing Buildings	3,000 square foot structure
Topography	Rises 18 feet from east to west
Access	Deadwood Avenue
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	LI	Commercial Structure
Adjacent North	LI	LI	Samco Industrial Plaza
Adjacent South	LI	LI	United Rentals
Adjacent East	LI	LI	Office
Adjacent West	GC	LI	Storage

Zoning Map



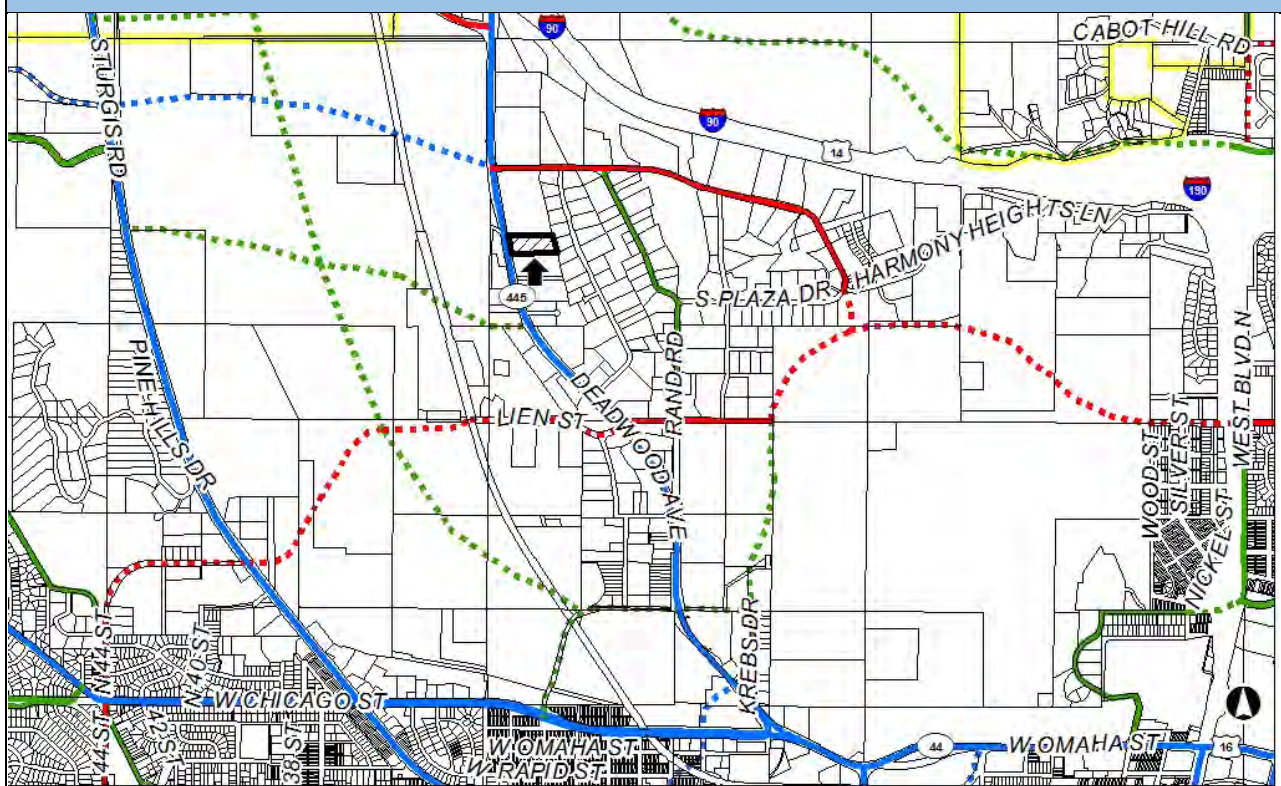
Existing Land Uses



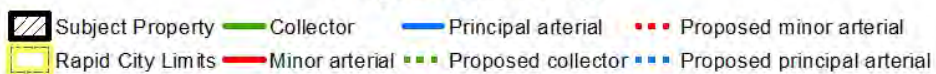
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	3.52 acres, 153,331 square feet	
Lot Frontage / Lot Width	N/A	258 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 subject property is a parcel of land zoned General Commercial District approximately 3.52 acres in size. The applicant is proposing to rezone the subject property to the Light Industrial District in order to redevelop the property for an HVAC supply facility and associated storage uses in the future. An HVAC supply facility is a permitted use within the Light Industrial District.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The current Future Land Use designation of the property is Light Industrial, within which Light Industrial District is an identified district. The proposed Rezone is in compliance with the Future Land Use for the subject property.
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 Comprehensive Plan.
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	The current Future Land Use designation of the property is Light Industrial, which includes Light Industrial District as a listed zoning designation. Deadwood Avenue is a Major Arterial Street on the City's Major Street Plan and will provide access to the property.

facilities plan and others.

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 request of the subject property will encourage future compliance with the surrounding the industrial zoning of the neighborhood.

 **A Vibrant, Livable Community**

LC-1.3B: **Entrance Corridor Coordination:** The subject property is adjacent to an identified Entrance Corridor. The Deadwood Avenue corridor is primarily an industrial corridor. Future redevelopment on the property will enhance sidewalk access and landscaping on the property.

 **A Safe, Healthy, Inclusive, and Skilled Community**

N/A

 **Efficient Transportation and Infrastructure Systems**

T1-2.1A **Major Street Plan Integration:** The subject property will be accessed via Deadwood Avenue, which is identified as a Principal Arterial Street on the City’s Major Street Plan.

 **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): Light Industrial

Design Standards:

GDP: EA1 **Relationship to surrounding uses:** The proposed Rezoning request is consistent with the existing industrial uses in the surrounding neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Deadwood Avenue Neighborhood Area

Neighborhood Goal/Policy:

DA-NA1.1C **Employment Activities:** The proposed Rezoning request will encourage future industrial development on the property.

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 of the property is in compliance with the City's Comprehensive Plan. As such, staff recommends that the Rezoning request be approved.
Staff Recommendation
Staff recommends that the Rezoning request to rezone a parcel of land from General Commercial District to Light Industrial District be approved.