



Rapid City Planning Commission

Rezoning Project Report

April 21, 2016

Item #9
Applicant Request(s)
Case # 16RZ011; a request to rezone property from Central Business District to General Commercial District
Companion Case(s) #: N/A

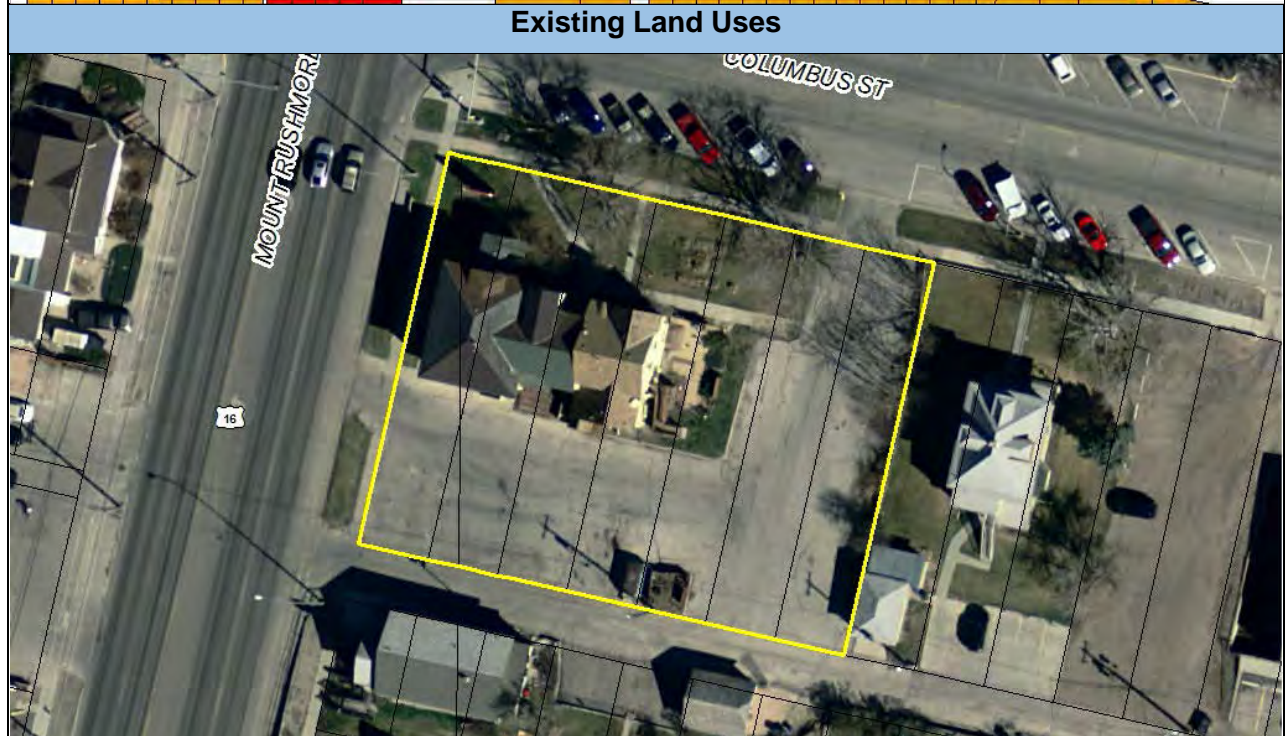
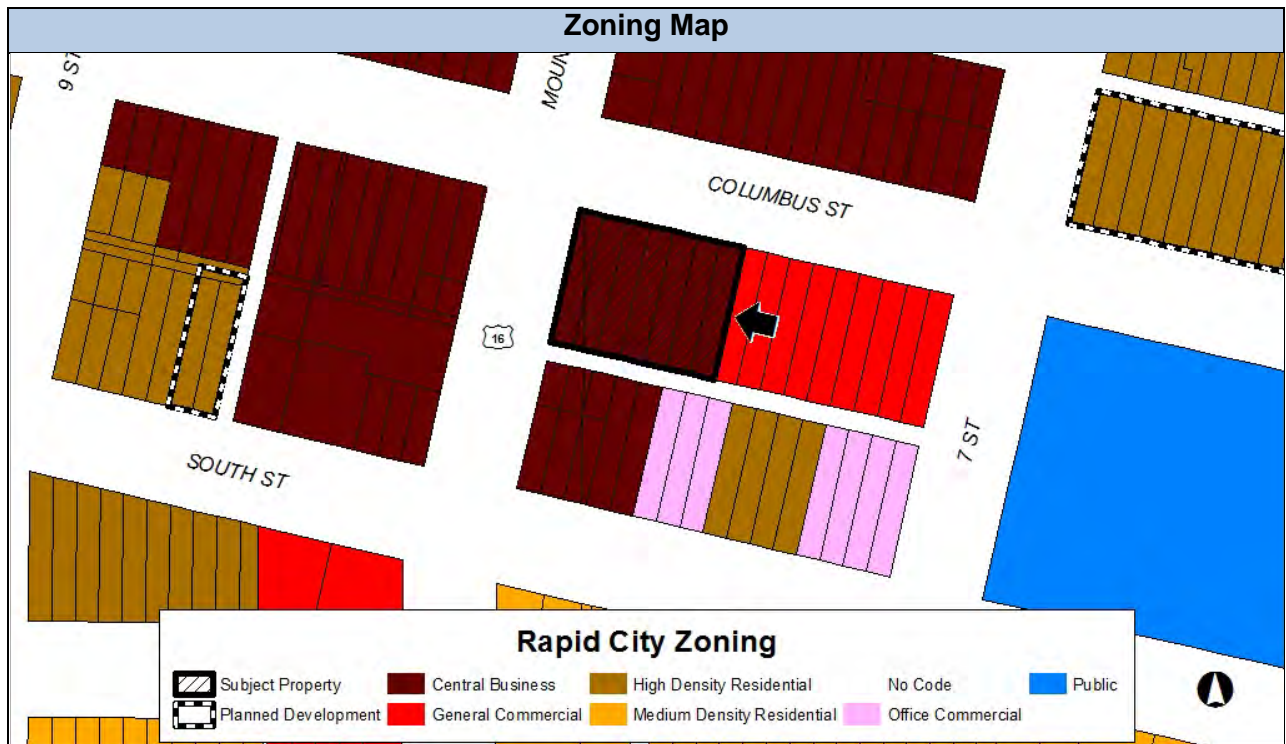
Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from Central Business District to General Commercial District be approved.

Project Summary Brief
The applicant has submitted a request to rezone approximately 0.56 acres of property from Central Business District to General Commercial District. The property is the former location of the Thimble Cottage, located southeast of the intersection of Columbus Street and Mount Rushmore Road. The applicant is proposing to redevelop the site with a coffee shop with a drive through. While a coffee shop is a permitted use in the Central Business District, a drive through is not. However, the location of the property adjacent to Mount Rushmore Road makes the inclusion of a drive through lane logical and desirable. As such, the applicant has requested the property be rezoned the General Commercial District.

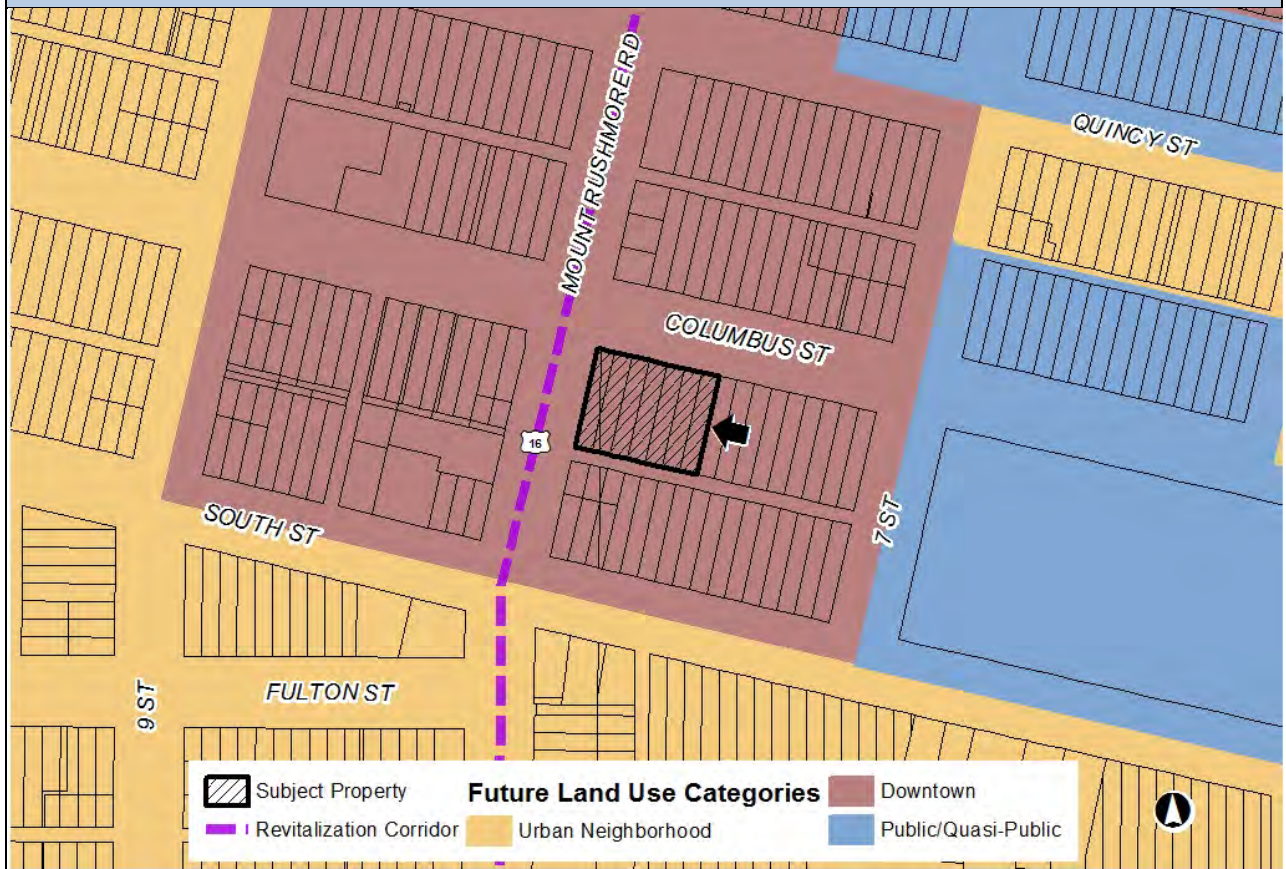
Applicant Information	Development Review Team Contacts
Applicant: Ham Investments, LLC	Planner: Robert Laroco
Property Owner: Ham Investments, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Renner and Associates, LLC	School District: Kumar Veluswamy
Surveyor: Renner and Associates, LLC	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of Columbus Street and Mount Rushmore Road
Neighborhood	Downtown/Skyline Drive Neighborhood
Subdivision	Original Township of Rapid City
Land Area	0.56 acres, approximately 24,394 sq ft
Existing Buildings	Existing commercial/retail building
Topography	Generally level
Access	Columbus Street. Alley access to Mount Rushmore Road
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	CBD	Downtown, Regional Activity Center, Revitalization corridor	Vacant commercial/retail building
Adjacent North	CBD	Downtown, Regional Activity Center, Revitalization corridor	Existing bank
Adjacent South	CBD	Downtown, Regional Activity Center, Revitalization corridor	Existing commercial/retail
Adjacent East	GCD	Downtown, Regional Activity Center, Revitalization corridor	Existing salon
Adjacent West	CBD	Downtown, Regional Activity Center, Revitalization corridor	Existing bakery



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			
General Commercial District	Required	Proposed	
Lot Area	No minimum required	0.56 acres, approximately 24,394 sq ft	
Lot Frontage	No minimum required	Approximately 320 ft	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	Structures < 75%	N/A	
Minimum Building Setback:			
• Front	25 ft.	N/A	
• Rear	0 ft	N/A	
• Side	25 ft	N/A	
• Street Side	25 ft	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC	N/A	
• # of landscape islands	Per RCMC	N/A	
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC	N/A	
• # of ADA spaces	Per RCMC	N/A	
Signage	Per RCMC	N/A	
Fencing	Per RCMC	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 applicant has indicated that they intend to redevelop the property with a coffee shop with a drive through window. However, a drive through window associated with a restaurant is not a permitted use in the Central Business District but is a permitted use in the General Commercial District. As such, the applicant has submitted this request to rezone the property to General Commercial District. The anticipated redevelopment of the site represents changing conditions in the area.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Central Business District is intended to form the metropolitan center of commercial, financial, professional, governmental, and cultural activities. The General Commercial District is intended to provide for the personal and business services and general retail business of the City. The location of the property at the southern end of the Central Business District and on Mount Rushmore Road, a primary commercial corridor in the City, makes the request to rezone the property consistent with the intent 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.	The potential site plan submitted with this Rezone request shows that no direct access is being proposed from Mount Rushmore Road and all required stacked parking lanes for the drive through are being provided. In addition, submitted plans show circulation patterns can effectively navigate the site. It does not appear that the requested amendment will not adversely affect any other part of the City.
4. The proposed amendments	The City's adopted Major Street Plan shows Mount

<p>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.</p>	<p>Rushmore Road is classified as a Principal Arterial Street, capable of accommodating a heavy amount of commercial and residential traffic. The General Commercial District is seen as the appropriate zoning district along major commercial corridors. The Future Land Use Map identifies Mount Rushmore Road as a Gateway and specifically identifies this portion of Mount Rushmore Road as a Revitalization corridor. The proposed redevelopment of the site with a coffee shop will promote additional redevelopment in the area.</p> <p>The Future Land Use Map does currently identify the property as a part of the Downtown designation. However, given the location of the property adjacent to Mount Rushmore Road and on the fringes of the downtown, as well as the anticipated redevelopment of the site with a coffee shop and drive through restaurant, it appears that a Mixed Use Commercial use is appropriate for this property and that the requested Rezone is consistent with the development plans for the City.</p>
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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	
 A Balanced Pattern of Growth	
BPG-1.2C	<u>Priority Revitalization Corridors:</u> Mount Rushmore Road is an identified Revitalization corridor. The requested Rezone will encourage new investment and redevelopment in the corridor.
 A Vibrant, Livable Community	
LC-3.1C	<u>Compatible Infill and Redevelopment:</u> The requested Rezone is to allow for the future redevelopment of the site with a use appropriate within this identified major commercial corridor.
 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-2.1A	<u>Downtown Area Retail and Entertainment:</u> The requested Rezone will encourage redevelopment of the area surrounding the downtown by providing a new development area on a major commercial corridor connecting the downtown to the rest of the City and to the region as a whole.
 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 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Downtown, Gateway, Revitalization Corridor, Regional Activity Center
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Design Standards:

Chapter 10, p. 98	<u>Regional Activity Centers:</u> The requested Rezone will facilitate infill and redevelopment which will enhance the mix of uses and help to utilize an underutilized property.
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Chapter 10, p. 98	<u>Revitalization Corridors:</u> The property is located adjacent to Mount Rushmore Road, a significant vehicular corridor and major commercial corridor in the City. The requested Rezone will encourage a diversification of uses in the area while targeting redevelopment in the neighborhood.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Downtown/Skyline Drive Neighborhood
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Neighborhood Goal/Policy:

DSD-NA1.1C	<u>Mixed-Use Development:</u> The requested Rezone encourages the adaptive reuse of an existing property located in close proximity to the Downtown neighborhood, as well as within one of the City’s primary commercial corridors.
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The Development Review Team Recommends that the request to rezone the property from Central Business District to General Commercial District be approved for the following reasons.

•	The requested Rezone is for property located adjacent to Mount Rushmore Road, a primary commercial corridor, principal arterial street, and Gateway to the Rapid City community. Commercial uses should be concentrated along these corridors.
•	The property is located in an area close to the Downtown neighborhood and targeted for redevelopment. The requested Rezone will allow for the adaptive reuse and redevelopment of the site.
•	The property is located in an area transitioning between the Downtown neighborhood and a major commercial corridor of the City. The anticipated development of the site with a coffee shop is appropriate in the Central Business. While the inclusion of the drive through is not appropriate for the Central Business District, a drive through would be appropriate in a General Commercial District located adjacent to a major transportation corridor. As such, the request to Rezone the property to General Commercial District is appropriate for the property and the area’s anticipated future development.

Staff recommends that the request to rezone property from Central Business District to General Commercial District be approved.