



# Rapid City Planning Commission

## Rezoning Project Report

August 22, 2019

<b>Item #4</b>
<b>Applicant Request(s)</b>
Case #19RZ027 – Rezoning request from General Commercial District to Office Commercial District
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
Staff recommends approval.

**Project Summary Brief**

The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Office Commercial District for a 1.56-acre parcel of land located in the Orchard Meadows Subdivision. The applicant has submitted a revised Master Plan identifying that the property will be used for office buildings and is intended to provide a buffer between lower density residential to the south and higher intensity commercial uses to the north.

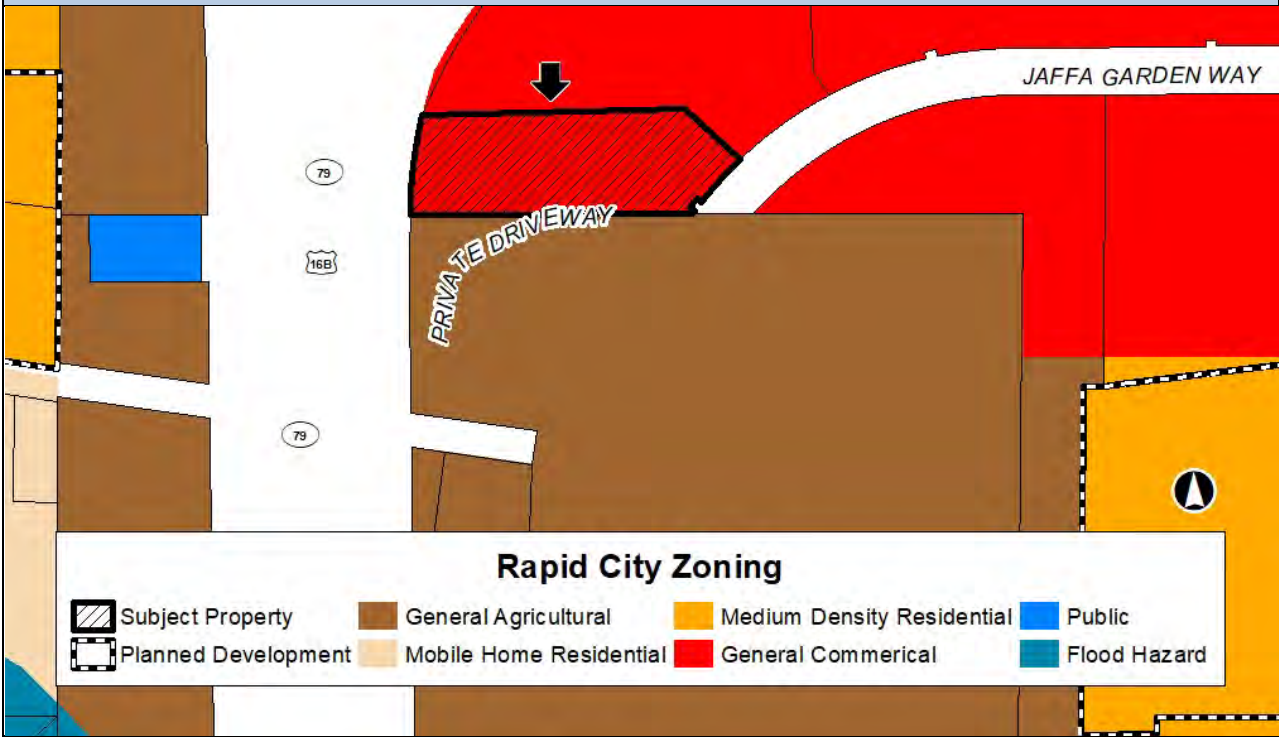
The property is located at the western terminus of Jaffa Garden Way. Currently, the property is void of any structural development.

Applicant Information	Development Review Team Contacts
Applicant: Yasmeen Dream LLC	Planner: Fletcher Lacock
Property Owner: Yasmeen Dream LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	The western terminus of Jaffa Garden Way, directly east of Elk Vale Road
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Proposed Orchard Meadows Subdivision
Land Area	1.56 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Jaffa Garden Way
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC / Entrance Corridor	Void of structural development
Adjacent North	GC	MUC / Entrance Corridor	Void of structural development
Adjacent South	OC	EC / Entrance Corridor	Void of structural development
Adjacent East	GC	MUC	Void of structural development
Adjacent West	GA	LDN – Entrance Corridor	Void of structural development

**Zoning Map**



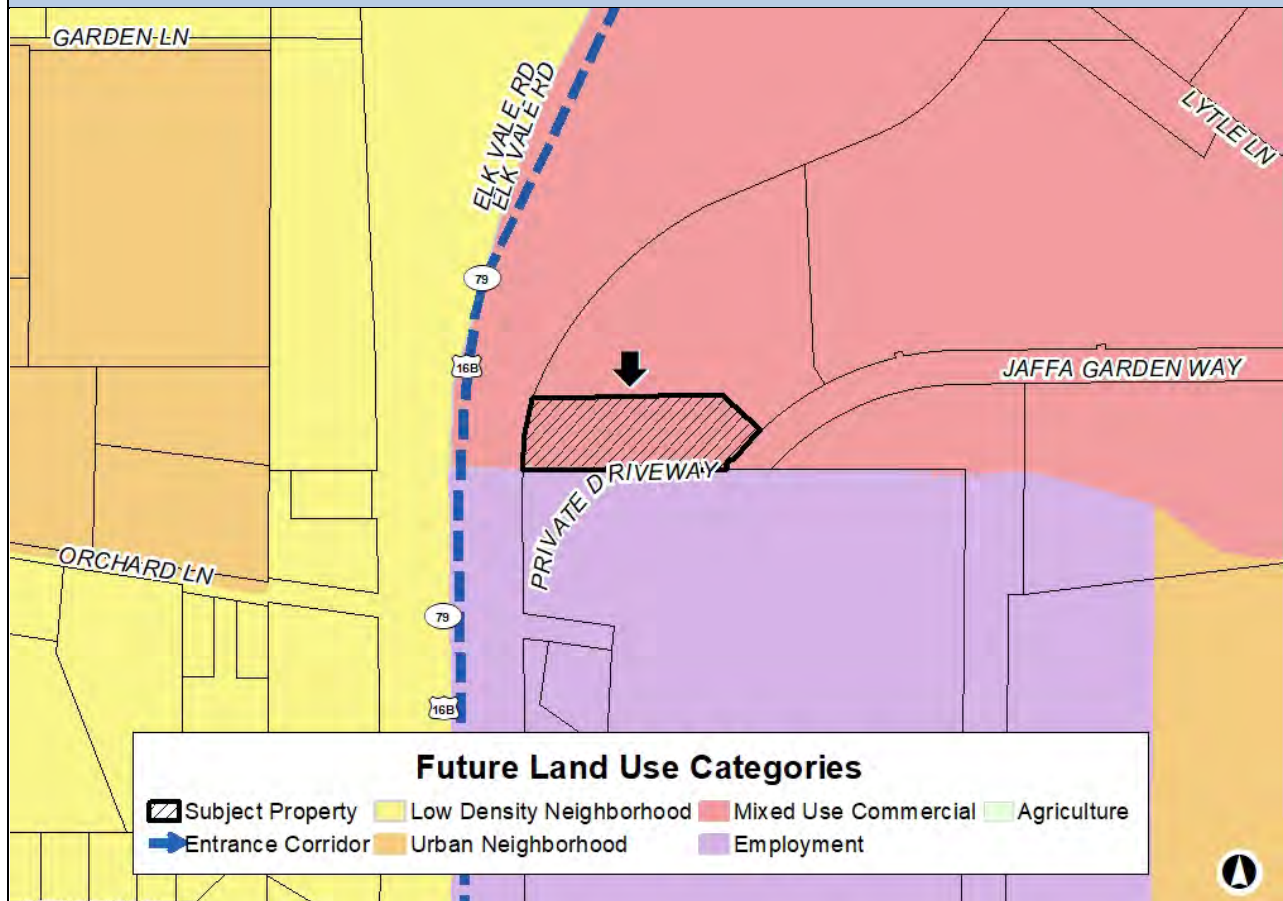
**Rapid City Zoning**

Subject Property	General Agricultural	Medium Density Residential	Public
Planned Development	Mobile Home Residential	General Commercial	Flood Hazard

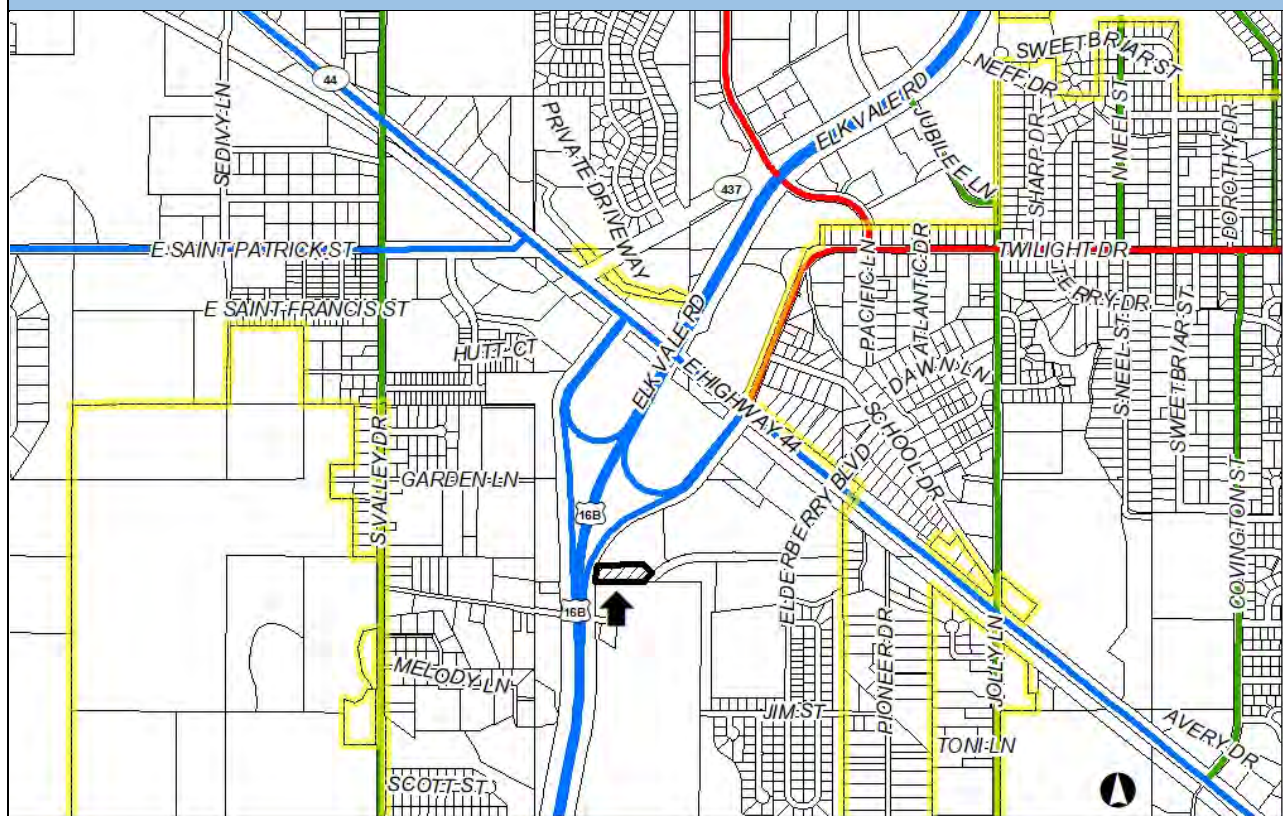
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	1.56 acres	
Lot Frontage / Lot Width	N/A	107 feet	
Maximum Building Heights	3 stories, 35 feet	N/A	
Maximum Density	35%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	8 feet or 12 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	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

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.	Orchard Meadows is a phased development providing a mix of commercial and residential uses. The applicant has submitted a revised Master Plan which identifies the 1.56-acre parcel as the future location of office buildings. The continued progressive development of Orchard Meadows constitutes changing conditions supporting rezoning the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Plan designation of the property is Mixed-Use Commercial. The Office Commercial District is an appropriate zoning district for the designation. The applicant has submitted a revised Master Plan identifying that the property will not be used for residential purposes.
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 development is located within Orchard Meadows Subdivision, a development with a mix of residential and commercial uses. It does not appear that the amendment will adversely affect any other part of the City.
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.	As a part of the previously approved plats for Orchard Meadows, streets, utilities and drainage elements have been provided in compliance with the City's Major Street Plan, Utility Master Plan and the Unnamed Tributary Drainage Basin Plan. As such, the proposed Rezoning request is consistent with and not in conflict with the City's development plan(s).

**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-1.2A	Priority Infill Areas – This goal prioritizes and encourages infill development in areas that have been skipped over due to property constraints, ownership patterns, or other reasons, as a means to maximize infrastructure investments and vibrancy to existing areas. Rezoning the property as proposed supports a mix of commercial and residential development.	
		<b>A Vibrant, Livable Community</b>
LC-2-1F	Phased Development – This goal encourages established phasing plans for larger developments to address the timing of infrastructure improvements. Orchard Meadows Subdivision is being constructed as a phased development. With the construction of each phase, street, utility and drainage improvements are being provided in compliance with the City’s development plans.	
		<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-3.1A	Pedestrian and Bicycle Networks – This goal encourages the construction of sidewalks to provide pedestrian pathways. Future development of the property will require the installation of sidewalk along Jaffa Garden Way.	
		<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration</b> - This goal encourages the integration of the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. S.D. Highway 44, a principal arterial street on the City’s Major Street Plan, serves as access to Orchard Meadows. A traffic signal has been installed at the entrance of Orchard Meadows to accommodate traffic from the proposed development. Subsequently, the applicant’s development of the property is in compliance with the City’s Major Street Plan.	
		<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	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**

<b>Future Land Use Plan</b>	Mixed-Use Commercial
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<b>Designation(s):</b>	
<b>Design Standards:</b>	
GDP-MU8	Relationship to Surrounding Neighborhoods: The Comprehensive Plan encourages mixed-use development with buffers between higher intensity commercial uses and lower intensity residential uses. The applicant has stated that the proposed use on the subject property will be office buildings which will serve as a buffer between commercial to the north and residential to the south.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Southeast Connector Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
SEC-Na1.1D	Mixed Use Development: The Southeast Connector Neighborhood Area Plan encourages mixed use development within areas along S.D. Highway 44. This property is located within this preferred mixed use growth area.

<b>Findings</b>	
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 and finds that it complies. Based on the applicant's revised Master Plan which identifies the future use as office buildings, staff supports the Rezoning request.	

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