

Rapid City Planning Commission

Rezoning Project Report

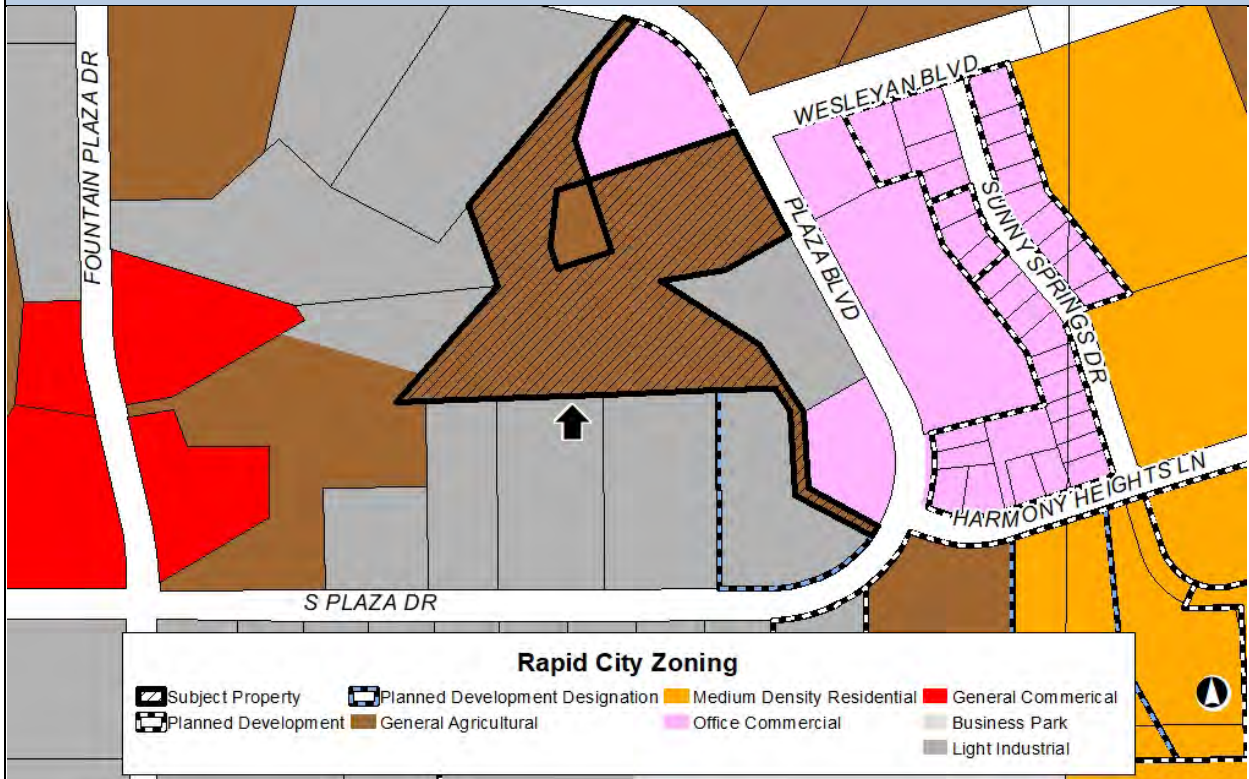
November 7, 2019

Item #6	
Applicant Request(s)	
Case #19RZ038 – Rezoning request from General Agricultural District to Light Industrial District	
Companion Case(s): 19PL092: Preliminary Subdivision Plan	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Light Industrial District.	
Project Summary Brief	
The applicant has submitted a Rezoning request to rezone a 7.47 acre portion of unplatted land from General Agricultural District to Light Industrial District. The subject property is part of a 13.74 acre parcel in the Fountain Springs Business Park Subdivision and is located adjacent to North Plaza Drive. The applicant has stated the Rezoning request and associated Preliminary Subdivision Plan application (File# 19PL092) are intended to create a transferable tract of land that meets the City's area regulations for Light Industrial District. The subject property is located within an existing industrial corridor and appears to be in compliance with the City's Future Land Use Plan for the neighborhood.	
Applicant Information	Development Review Team Contacts
Applicant: Lilac Flower LLC	Planner: John Green
Property Owner: Lilac Flower LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Renner and Associates LLC	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Southwest of the intersection of Wesleyan Boulevard and North Plaza Drive
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Fountain Springs Business Park Subdivision
Land Area	7.47 acres or 325,393 square feet
Existing Buildings	None
Topography	Rises 32 feet from east to west
Access	North Plaza Drive
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	GA	LI	Vacant
Adjacent North	OC-PD	LI	Vacant
Adjacent South	LI	LI	Office
Adjacent East	OC	UN	Youth and Family Services
Adjacent West	LI	LI	Vacant

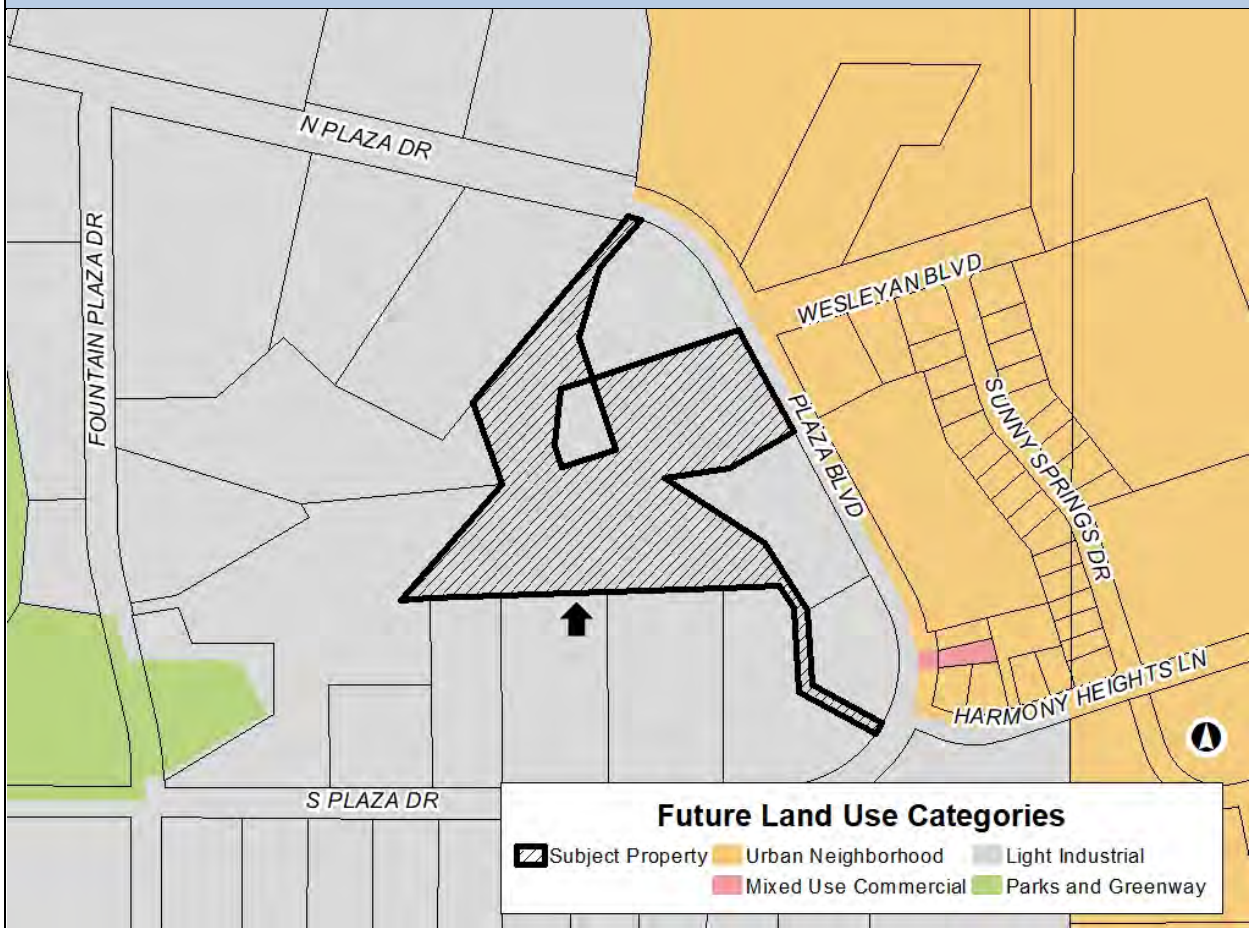
Zoning Map



Existing Land Uses



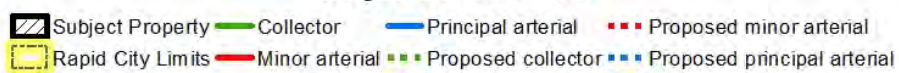
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	7.47 acres or 325,393 square feet	
Lot Frontage / Lot Width	N/A	305 feet	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:		N/A	
• 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 approximately 7.47 acres in size and is part of a larger 13.74 acre parcel zoned General Agricultural District. The applicant has submitted this Rezoning request concurrently with a Preliminary Subdivision Plan application (File# 19PL092) to create a single 7.47 acre transferable lot, with the remainder of the property identified as an unplatted balance. The applicant intends to rezone the subject property to Light Industrial District to promote future industrial growth in the neighborhood. The City's Future Land Use Plan identifies the subject property as Light Industrial, within which Light Industrial District is an appropriate zoning designation. The subject property is currently accessed via a 40-foot wide Utility and Access Easement with an approach onto Plaza Boulevard.
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, which identifies Light Industrial District as an appropriate zoning designation. The proposed Rezoning request is in compliance with the City's Comprehensive Plan.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any	The proposed Rezoning request is in compliance with the City's Future Land Use Plan.

direct or indirect adverse effects result from the amendment.	
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 Light Industrial, which identifies Light Industrial District as an appropriate zoning designation. The proposed Rezoning request is in compliance with the City's Comprehensive Plan.

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-1.1A:	Compact Growth: The proposed Rezoning request of the subject property will encourage future industrial development in an established industrial neighborhood within the City.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The subject property is currently accessed via a 40-foot wide access and utility easement off of Plaza Boulevard, which is identified as a Minor Arterial Street.
	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 Development: The proposed Rezoning request is consistent with the industrial character of the surrounding properties in the 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 growth in the 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 proposed Rezoning of the property is in compliance with City’s Comprehensive Plan for the neighborhood and does not appear to cause any adverse impact to surrounding land uses. The proposed Rezoning request will create a transferable lot that can support industrial uses in the future. As such, staff recommends that the Rezoning request be approved.	
Staff Recommendation	
Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Light Industrial District.	