



# Rapid City Planning Commission

## Rezoning Project Report

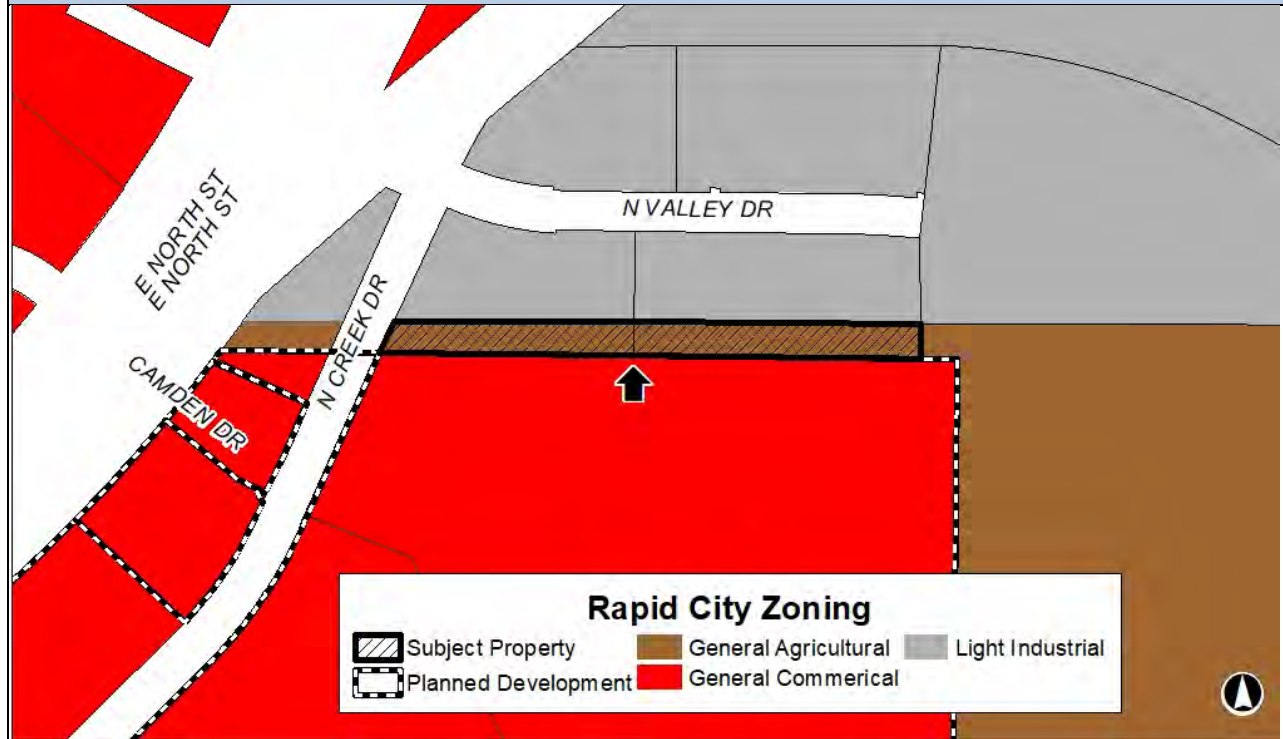
January 9, 2020

<b>Item #2</b>	
<b>Applicant Request(s)</b>	
Case #19RZ039 – Rezoning request from General Agricultural District to Light Industrial District	
Companion Case(s) # N/A	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends approval of the Rezoning request.	
<b>Project Summary Brief</b>	
The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Light Industrial District for a parcel of land approximately 1.07 acres in size. The property is located approximately 450 feet east of the intersection of East North Street and Camden Drive. Currently, the property is void of structural development.	
<b>Applicant Information</b>	
<b>Development Review Team Contacts</b>	
Applicant: Rupe Helmer Group	Planner: Fletcher Lacock
Property Owner: Ed and Bret McBride	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: AAB Engineering, LLC	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	Located southeast of the intersection of North Creek Drive and proposed North Valley Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	North Valley Park Subdivision
Land Area	1.07 acres
Existing Buildings	Void of structural development
Topography	Drops approximately 32 feet in elevation from west to east
Access	North Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

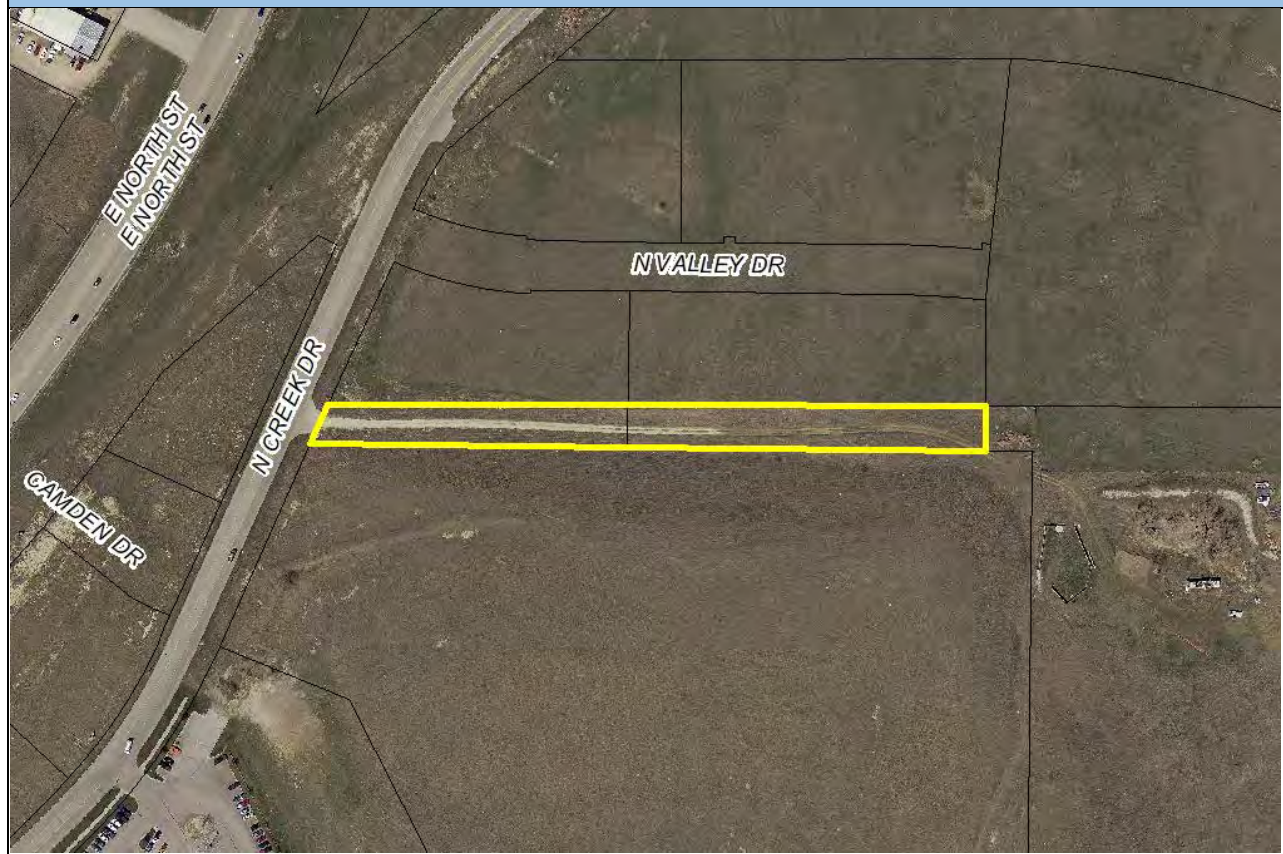
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	MUC	No structural development
Adjacent North	LI	MUC	No structural development
Adjacent South	GC-PD	UN	No structural development
Adjacent East	GA	MUC	No structural development
Adjacent West	GA	LI	No structural development

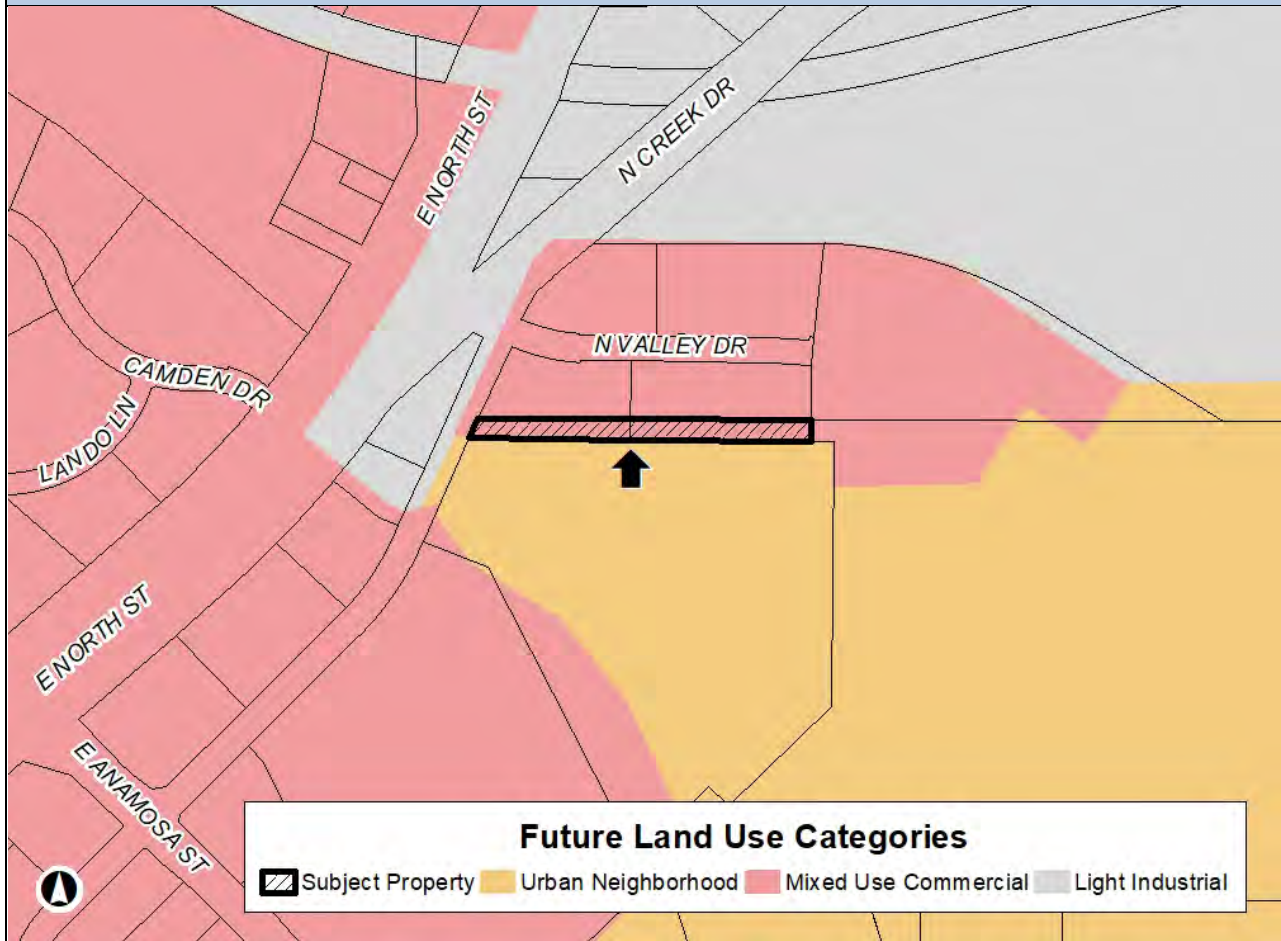
**Zoning Map**



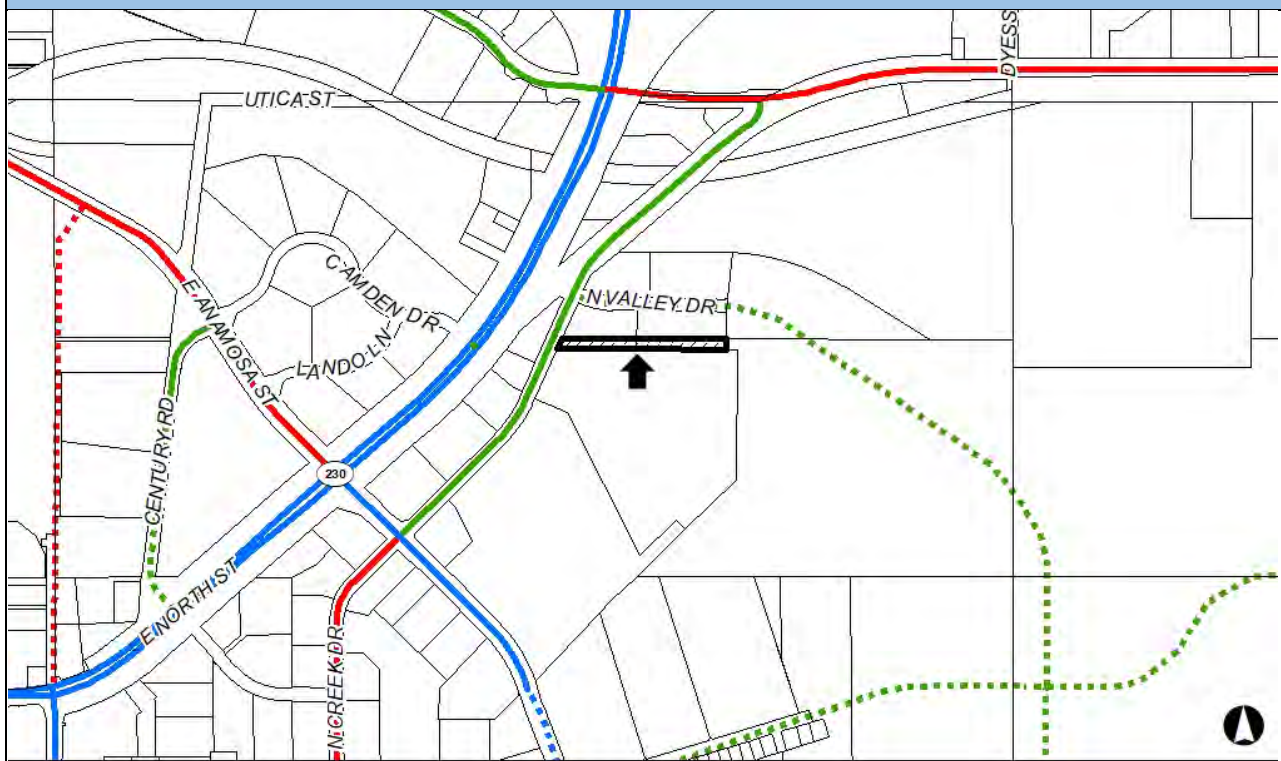
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation 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	1.07 acres	
Lot Frontage / Lot Width	N/A	1,105 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.	On November 30, 2018, a Final Plat (File #18PL108) was approved to create North Valley Park Subdivision. The subdivision consists of six lots. The are being rezoned is located in the southern portion of Lot G and Lot H. The balance of these lots are currently zoned Light Industrial District.
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. Based on the proposed Rezoning and the existing zoning in the area, a future periodic Comprehensive Plan update will include changing the future land use of the subject property from Mixed-Use Commercial to Light Industrial. As such, the proposed Rezoning request will be in compliance with the Comprehensive Plan once the City's periodic update is completed.
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 existing zoning in the area. It does not appear that the proposed amendment will have an adverse effect.
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	As noted above, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of property the subject property from Mixed-Use Commercial to Light Industrial.

use plan, community facilities plan and others.	
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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**

	<b>A Balanced Pattern of Growth</b>
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BPG-3.1B	Future Land Use Flexibility: The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Mixed-Use Commercial to Light Industrial.
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	<b>A Vibrant, Livable Community</b>
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	N/A
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	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
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	N/A
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	<b>Efficient Transportation and Infrastructure Systems</b>
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TI-2.1A	Major Street Plan Integration: The subject property is located southeast of the intersection of North Creek Drive and North Valley Drive which are both identified as Collector Streets on the City’s Major Street Plan.
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	<b>Economic Stability and Growth</b>
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EC-3.1C	Other Employment Areas: The subject property is located on the western periphery of an existing industrial corridor that abuts U.S. Interstate 90.
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	<b>Outstanding Recreational and Cultural Opportunities</b>
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	N/A
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	<b>Responsive, Accessible, and Effective Governance</b>
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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.
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**Comprehensive Plan Conformance – Growth and Reinvestment Chapter**

<b>Future Land Use Plan Designation(s):</b>	Mixed-Use Commercial
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**Design Standards:**

N/A	As noted previously, the City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the property to Light Industrial.
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**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	Elk Vale Road Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
EV-NA1.1C	Mixed-Use Development: The proposed Rezoning request supports the Comprehensive Plan goal of providing mixed-use development in the Elk Vale Road Neighborhood Area.

**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 applicant is proposing to Rezone the subject property from General Agricultural District to Light Industrial District. Upon review of this request, staff supports extending Light Industrial designation to include the subject property. The Comprehensive Plan also supports mixed-use development in the Elk Vale Road Neighborhood Area.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.