

Rapid City Planning Commission

Rezoning Project Report

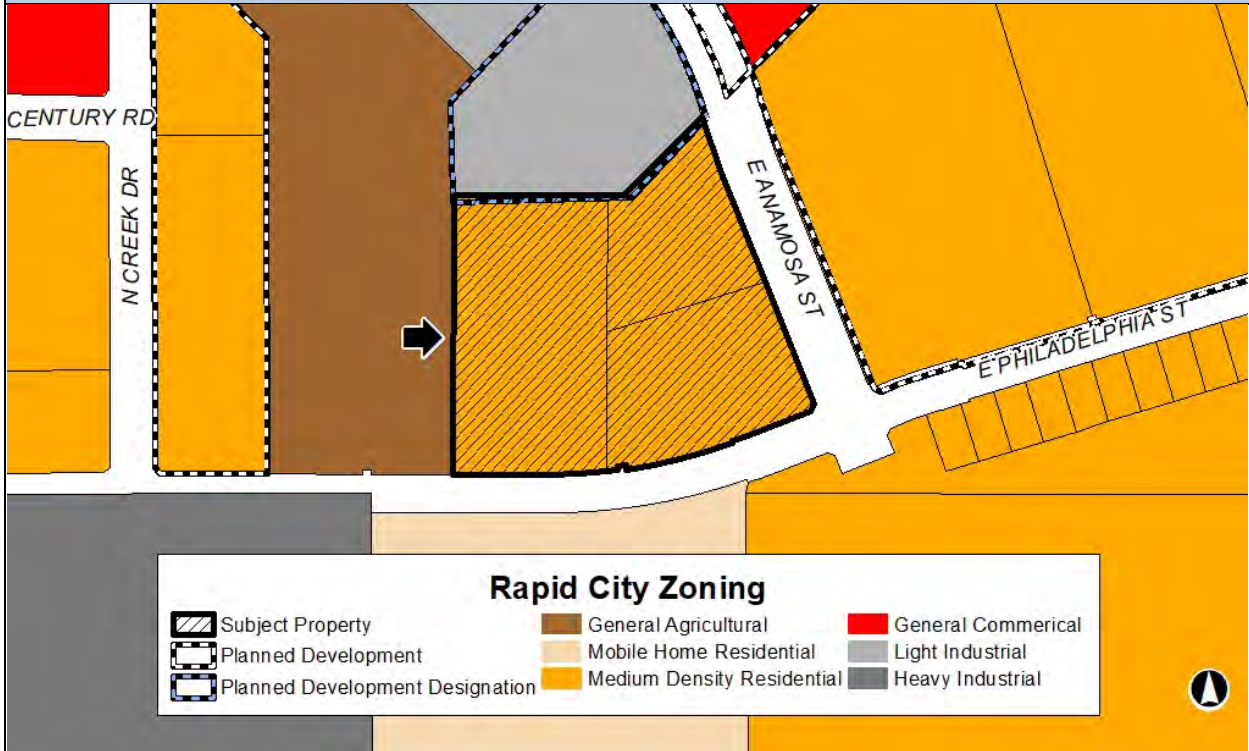
January 9, 2020

Item #3	
Applicant Request(s)	
Case #19RZ041 – Rezoning request from Medium Density Residential District to General Commercial District	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Rezoning request to rezone a parcel of land from Medium Density Residential District to General Commercial District.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone three contiguous lots from Medium Density Residential District to General Commercial District. The subject property is located in the northeast corner of East Anamosa Street and East Philadelphia Street. The total acreage of the three lots is 6.43 acres. The City’s Future Land Use Plan currently lists two of the three existing lots as Urban Neighborhood, with the third lots listed as Mixed Use Commercial. The Urban Neighborhood designation does not identify General Commercial District as an appropriate zoning designation. However, City Staff has indicated that due to the existing and proposed land uses in the surrounding neighborhood, a staff sponsored amendment to the Future Land Use Plan is proposed to change the Future Land Use Designation from Urban Neighborhood to Mixed Use Commercial for the subject property. In particular, East Anamosa Street will serve as the divide between residential and commercial uses within the area. The resulting change in the Future Land Use Plan would allow for General Commercial District as an appropriate zoning district for the property. Therefore, the requested Rezone is in compliance with City Sponsored amendments to the Future Land Use Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Yasmeeen Dream 111, LLC	Planner: John Green
Property Owner: Yasmeeen Dream 111, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	South of the intersection of East Anamosa Street and North Creek Drive
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Shepherd Hills Subdivision
Land Area	6.43 acres or 280,091 square feet
Existing Buildings	None
Topography	Rises 50 feet from west to east
Access	Future extension of East Anamosa Street
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	MDR	UN/MUC	Vacant
Adjacent North	LI-PDD	MUC	Vacant
Adjacent South	MHR	UN	Vacant
Adjacent East	MDR	UN	Vacant
Adjacent West	GA	MUC	Vacant

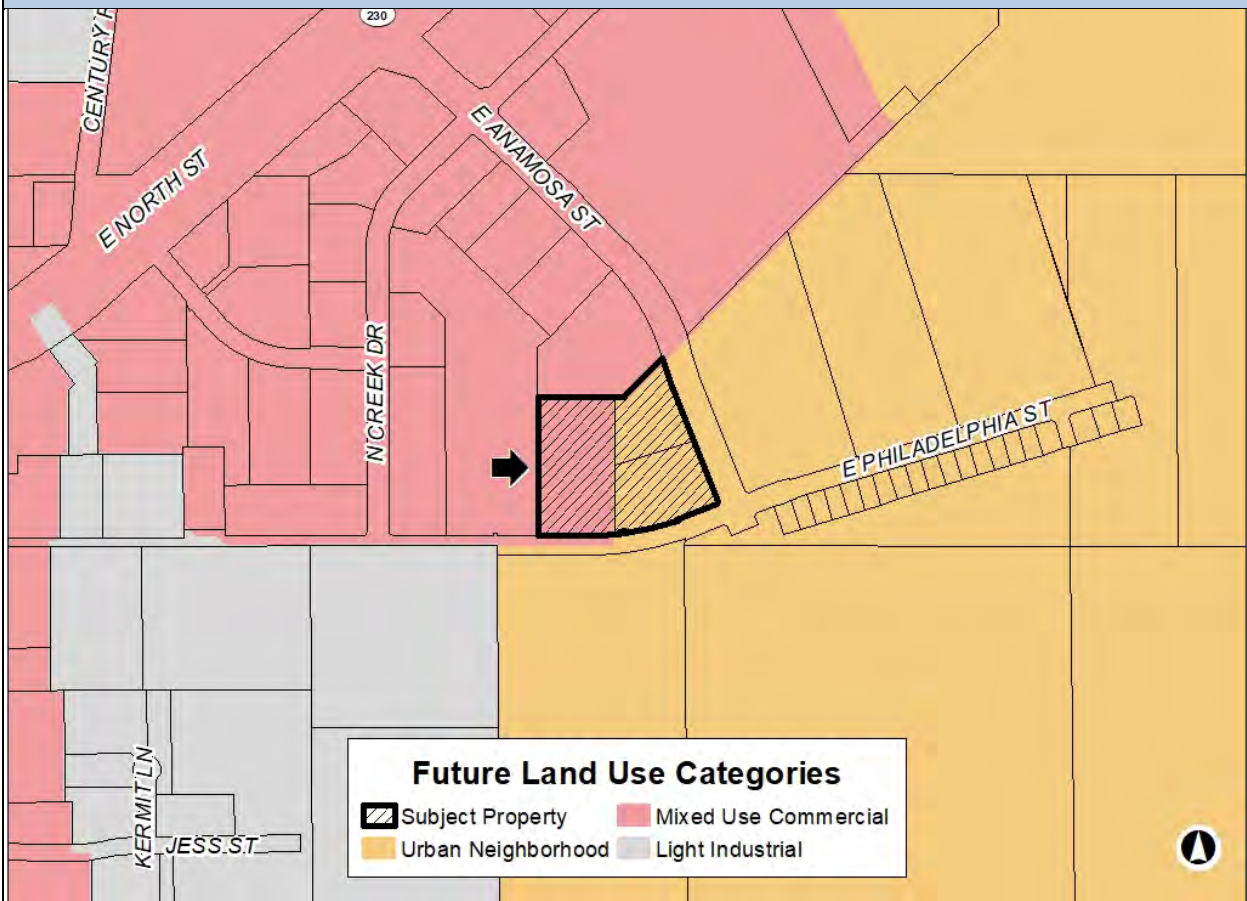
Zoning Map



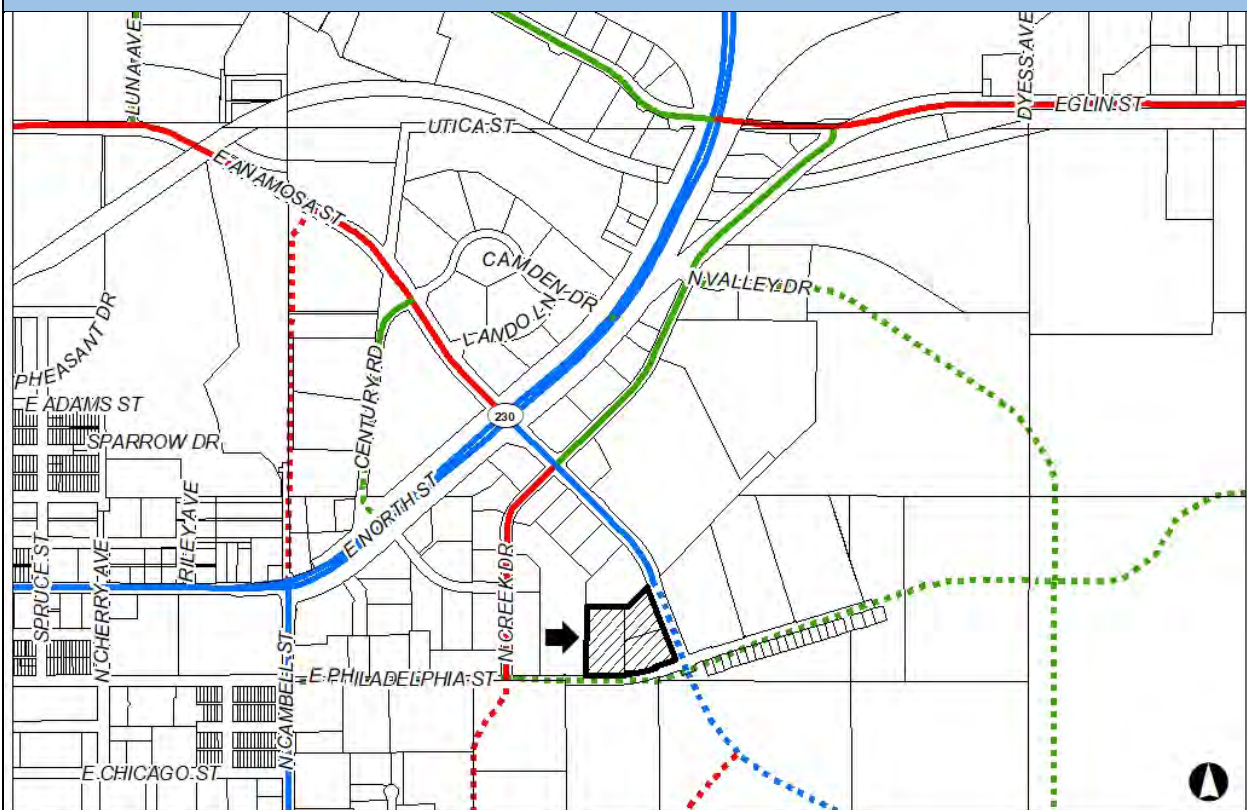
Existing Land Uses



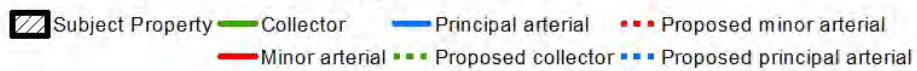
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	6.43 acres or 280,091 square feet
Lot Frontage / Lot Width		N/A	1221 feet combined
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		0 feet	N/A
• Side		0 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 6.43 acres in size and is zoned Medium Density Residential District. The applicant intends to rezone the subject property to General Commercial District to promote future commercial growth to serve the surrounding neighborhood. The applicant has stated that one of the three proposed commercial lots may be used for mini-warehousing in the future. The applicant should be aware that mini-warehousing is a Conditional Use in the General Commercial District and will require the review and approval of a Conditional Use Permit prior to issuance of a Building Permit.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently lists one of the three lots on the property as Mixed Use Commercial, while the other two lots are identified as Urban Neighborhood, which does not list General Commercial District as an appropriate zoning designation. Based on the existing and proposed land uses in the surrounding neighborhood and the location of the property, staff supports a change to the Future Land Use Plan will initiate the amendment to the Future Land Use Plan when completing the next periodic update to the map. With this in mind, rezoning the property as proposed will be in compliance with the City's Comprehensive Plan once the amendment is approved by City Council.

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 will be in compliance with City sponsored amendments to the City's Future Land Use 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 facilities plan and others.	The City's Future Land Use Plan currently lists one of the three lots on the property as Mixed Use Commercial, while the other two lots are identified as Urban Neighborhood, which does not list General Commercial District as an appropriate zoning designation. Based on the existing and proposed land uses in the surrounding neighborhood and the location of the property, staff supports a change to the Future Land Use Plan will initiate the amendment to the Future Land Use Plan when completing the next periodic update to the map. With this in mind, rezoning the property as proposed will be in compliance with the City's Comprehensive Plan once the amendment is approved by City Council.

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 commercial development in an emerging commercial and residential neighborhood within the City.
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 **A Vibrant, Livable Community**

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

	N/A
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 **Efficient Transportation and Infrastructure Systems**

T1-2.1A	Major Street Plan Integration: The subject property is currently accessed on the east via East Anamosa Street, which is identified as a Principal Arterial Street on the City's Major Street Plan. The property is also accessed on the south via East Philadelphia Street, which is shown as a proposed Collector Street on the City's Major Street Plan.
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 **Economic Stability and Growth**

	N/A
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 **Outstanding Recreational and Cultural Opportunities**

	N/A
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 **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
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	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	
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Future Land Use Plan Designation(s):	Mixed Use Commercial
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Design Standards:	
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GDP-MU1	Relationship of Uses: The proposed Rezoning request will encourage future commercial growth to serve the surrounding residential neighborhood.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
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Neighborhood:	Deadwood Avenue Neighborhood Area
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Neighborhood Goal/Policy:	
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EV-NA1.1D	Mixed Use Development: The proposed Rezoning request will encourage mixed-use commercial growth along a Principal Arterial Street in an emerging neighborhood of the City.
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Findings	
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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 will be in compliance with City sponsored amendments to the Comprehensive Plan for the neighborhood once approved by City Council. The proposed Rezoning request will create three commercial lots to support the surrounding residential neighborhood in the future. As a reminder, the Planning Commission recently approved an Initial Planned Development Overlay to allow a 606-unit apartment development directly east of the subject property, east of East Anamosa Street. As such, staff recommends that the Rezoning request be approved.

Staff Recommendation	
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Staff recommends approval of the Rezoning request to rezone a parcel of land from Medium Density Residential District to General Commercial District.