

Rapid City Planning Commission

Rezoning Project Report

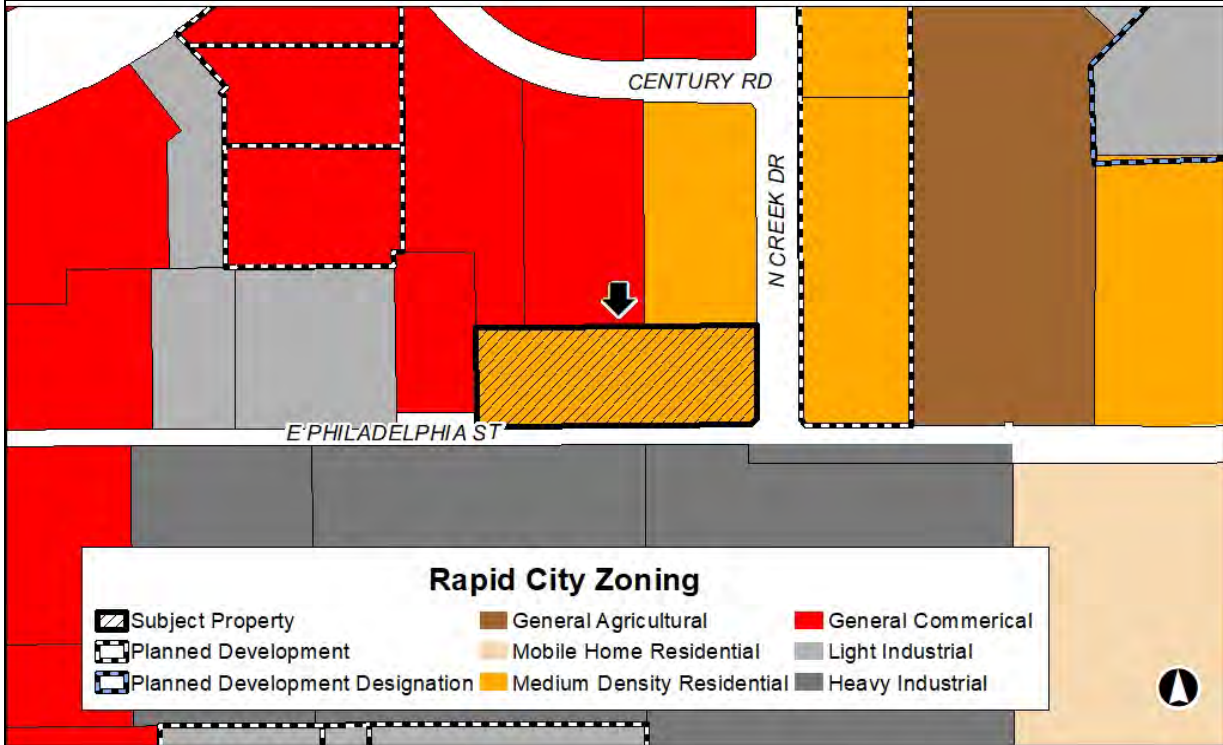
March 26, 2020

| Item #10 | |
|---|---|
| Applicant Request(s) | |
| Case #20RZ017 – Rezoning request from Medium Density Residential District to Light Industrial District | |
| Companion Case(s): N/A | |
| Development Review Team Recommendation(s) | |
| Staff recommends acknowledgment of the applicant’s withdrawal of the application. | |
| Project Summary Brief | |
| On February 27 th , 2020, the applicant submitted a Rezoning request to rezone a parcel from Medium Density Residential District to Light Industrial District. On March 16 th , 2020, the applicant formally withdrew the request. The Future Land Use Plan identifies the appropriate use of the property as Mixed Use Commercial, which would support rezoning the property to General Commercial District. The applicant is proposing to develop the property with mini-warehousing units, which are a Conditional Use in the General Commercial District. The applicant has indicated that a Rezone and Conditional Use Permit application will be submitted in the near future to allow mini-warehousing units identified. | |
| Applicant Information | Development Review Team Contacts |
| Applicant: Creek Drive Land, LLC | Planner: John Green |
| Property Owner: Creek Drive Land, LLC | Engineer: Todd Peckosh |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: Renner Associates, LLC | School District: Kumar Veluswamy |
| Surveyor: N/A | Water/Sewer: Todd Peckosh |
| Other: N/A | DOT: Stacy Bartlett |
| Subject Property Information | |
| Address/Location | 415 North Creek Drive |
| Neighborhood | Elk Vale Road Neighborhood Area |
| Subdivision | Menard Subdivision |
| Land Area | 2.18 acres or 94,961 square feet |
| Existing Buildings | Vacant |
| Topography | Rises 30 feet from southwest to northeast |
| Access | Alley via Herman 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 | MUC | Vacant |
| Adjacent North | MDR / GC | MUC | Vacant |
| Adjacent South | HI | LI | Industrial Facility |
| Adjacent East | MDR – PD | MUC | Multi-family dwellings |
| Adjacent West | GC | MUC | Communications facility |

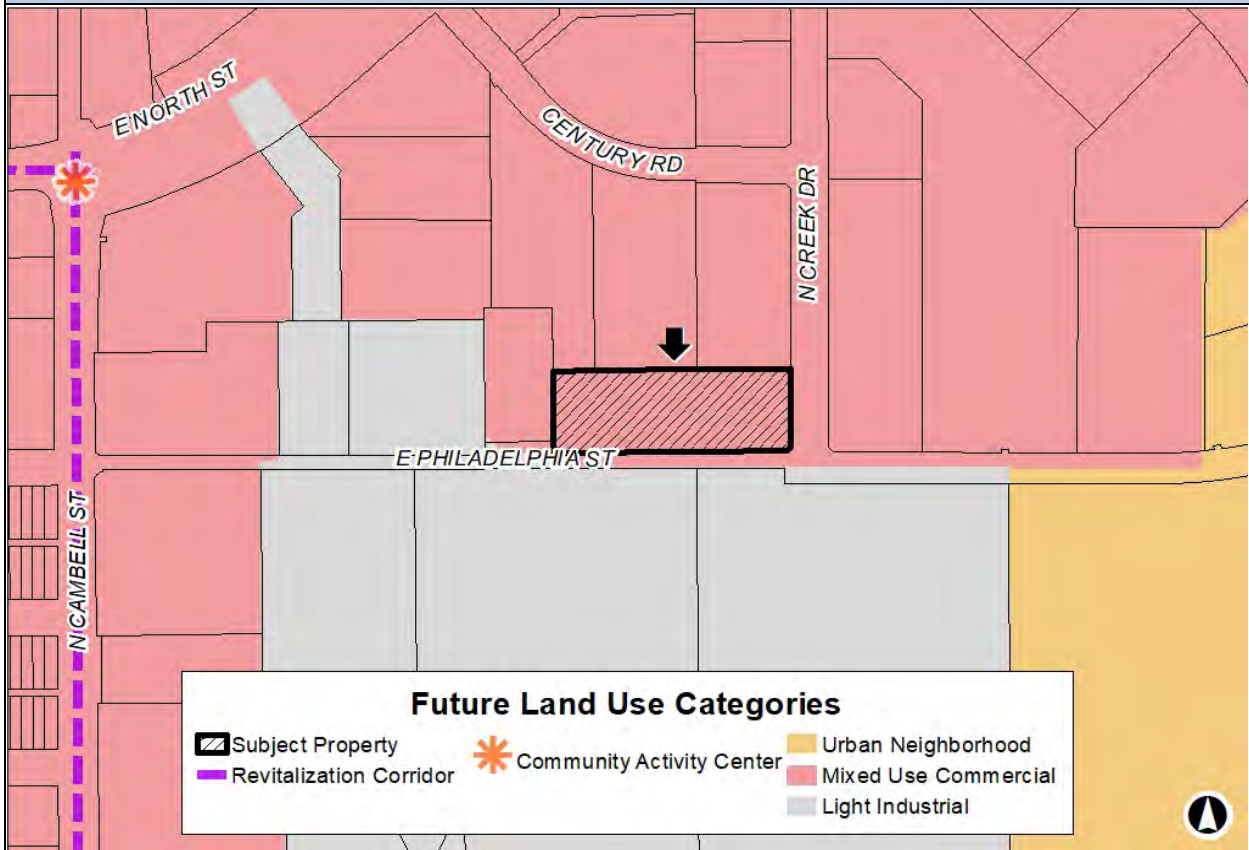
Zoning Map



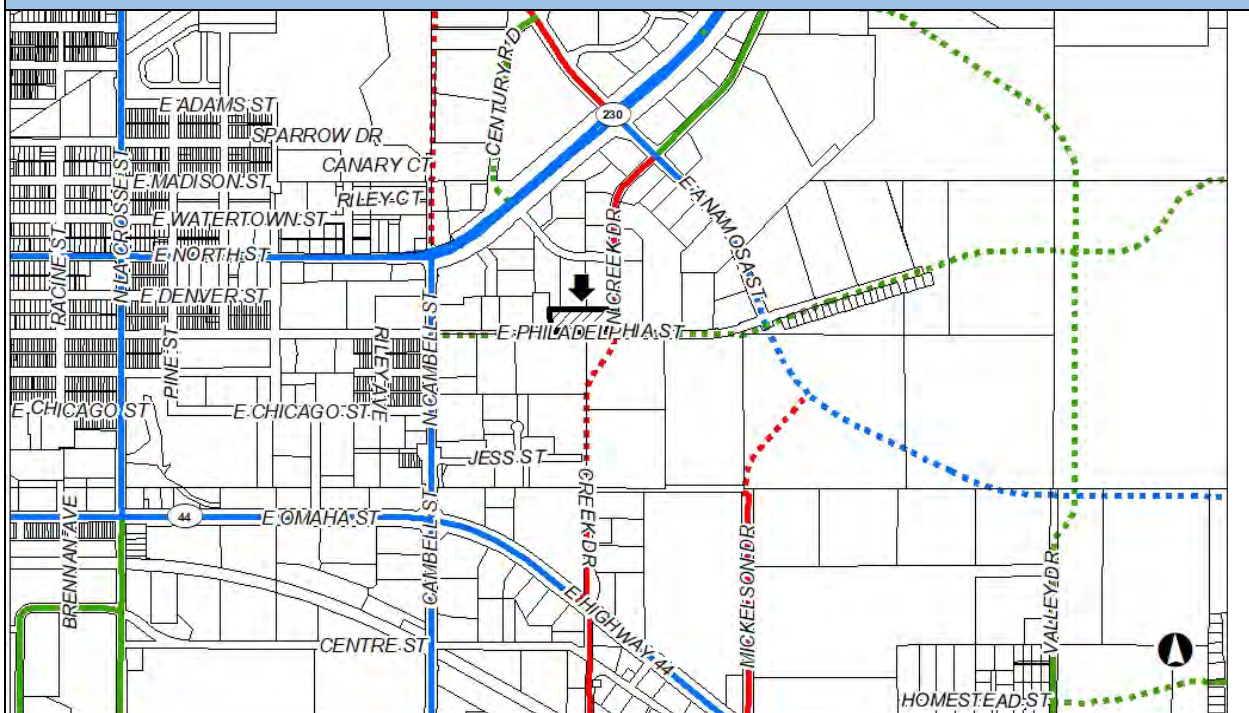
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Staff Recommendation

Staff recommends acknowledgement of the applicant's withdrawal of the application.