

# Rapid City Planning Commission

## Rezoning Project Report

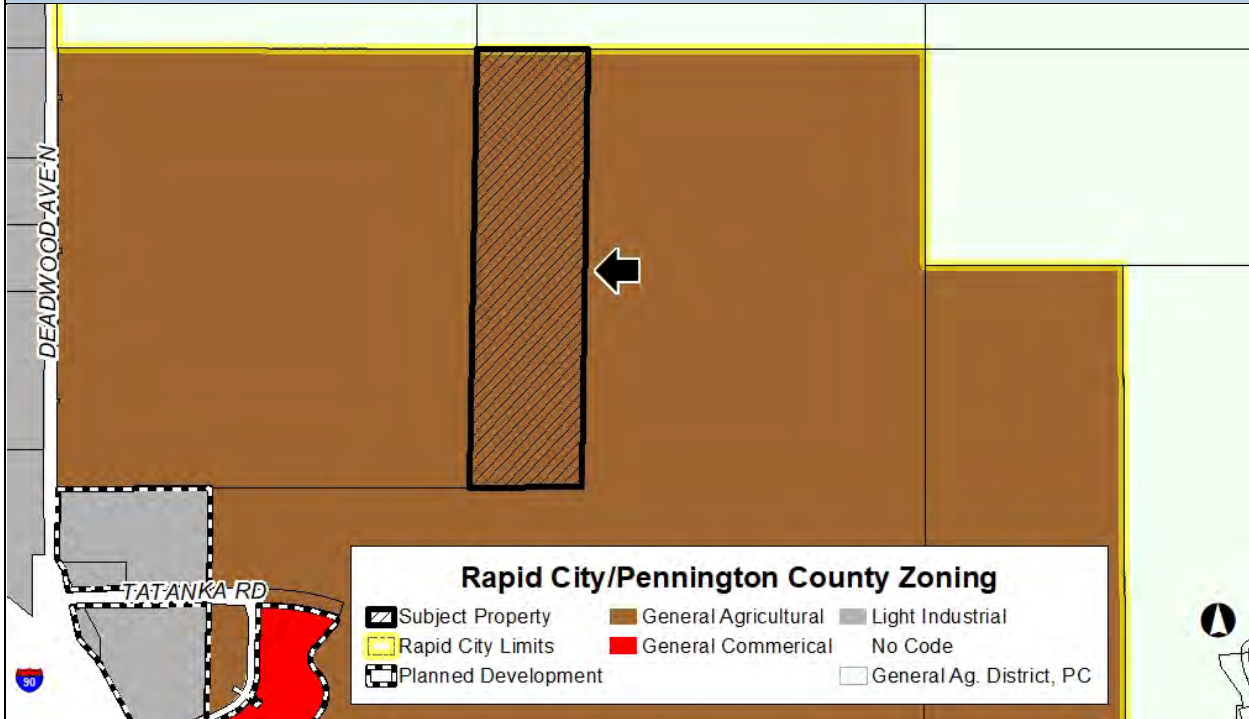
April 9, 2020

Item #5	
<b>Applicant Request(s)</b>	
Case #20RZ019 – 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 to rezone a parcel of land from General Agricultural District to Light Industrial District.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Rezoning request to rezone a parcel of land from General Agricultural District to Light Industrial District. The subject property is approximately 40 acres in size and is developed with a utility substation. A utility substation is not a permitted use within the General Agricultural District and the current development is a legal-nonconforming use on the property. The applicant has submitted this Rezoning request in order to replace portions of the existing station, which requires that the property to be located in a zoning district that permits utility substations. Light Industrial District allows utility substations as a permitted use in the district.</p> <p>The City’s Future Land Use Plan currently lists the property as Rural Residential, which does not support Light Industrial District as an appropriate zoning designation. However, Future Land Use Planning Staff met to discuss the application and have indicated that due to the existing Mining/Extraction designation south of the subject property, a staff sponsored amendment to the Future Land Use Plan is appropriate to change the Future Land Use Designation from Rural residential to Light Industrial for the subject property. In particular, the proposed Rezoning request and subsequent amendment to the Future Land Use Plan will allow the applicant to update the existing utility substation on the property in compliance with the Light Industrial District. Therefore, the requested Rezone will be in compliance with an upcoming City sponsored amendment to the Future Land Use Plan.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Black Hills Energy	Planner: John Green
Property Owner: Black Hills Power, Inc.	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Ferber Engineering, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	2550 Tatanka Road
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Section 22, T2N, R7E
Land Area	40 acres or 1,742,400 square feet
Existing Buildings	Void of structural development
Topography	Rises 120 feet from south to north
Access	Tatanka Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

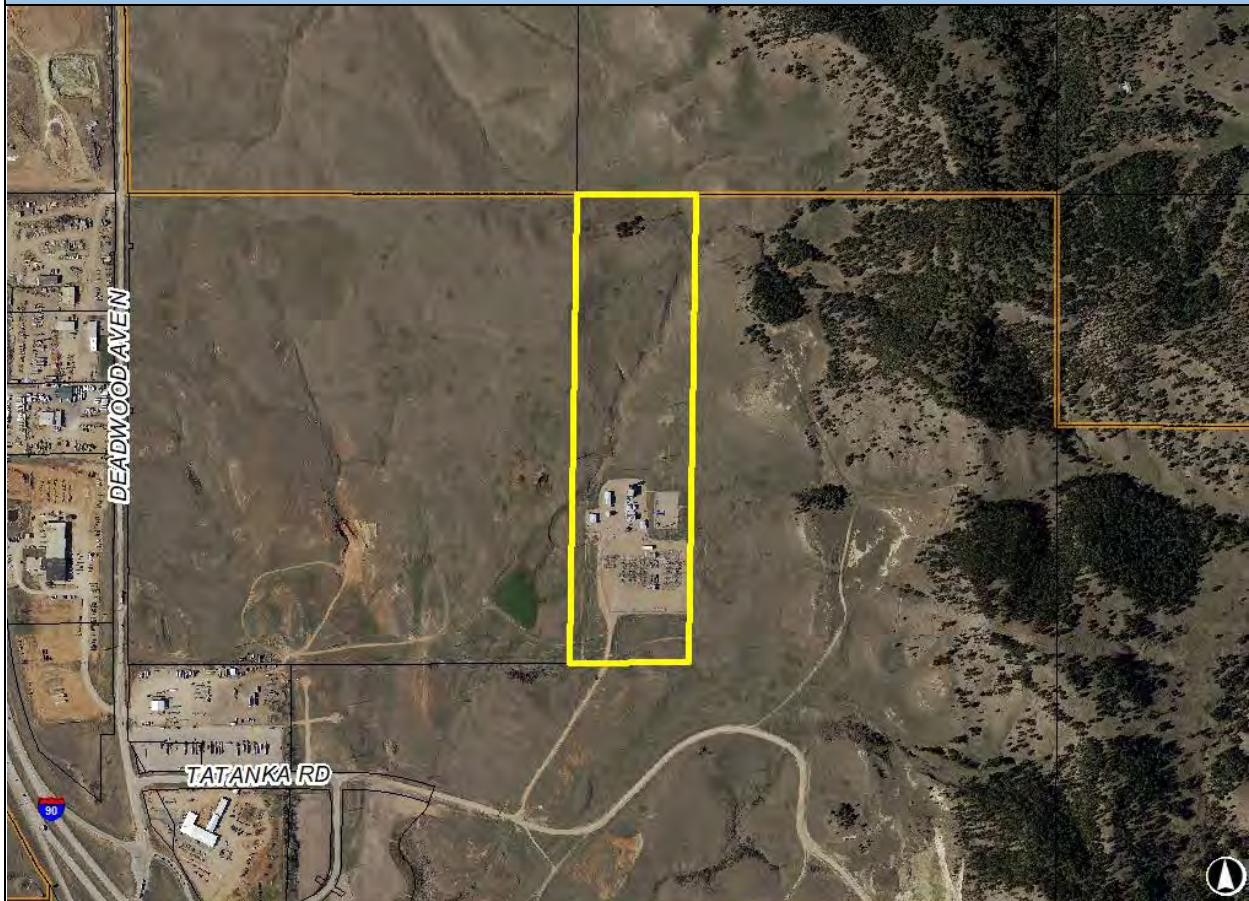
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	RR	Utility Substation
Adjacent North	Penn. Co. - GA	FC	Vacant
Adjacent South	GA	M/E	Vacant
Adjacent East	GA	M/E	Vacant
Adjacent West	GA	RR	Vacant

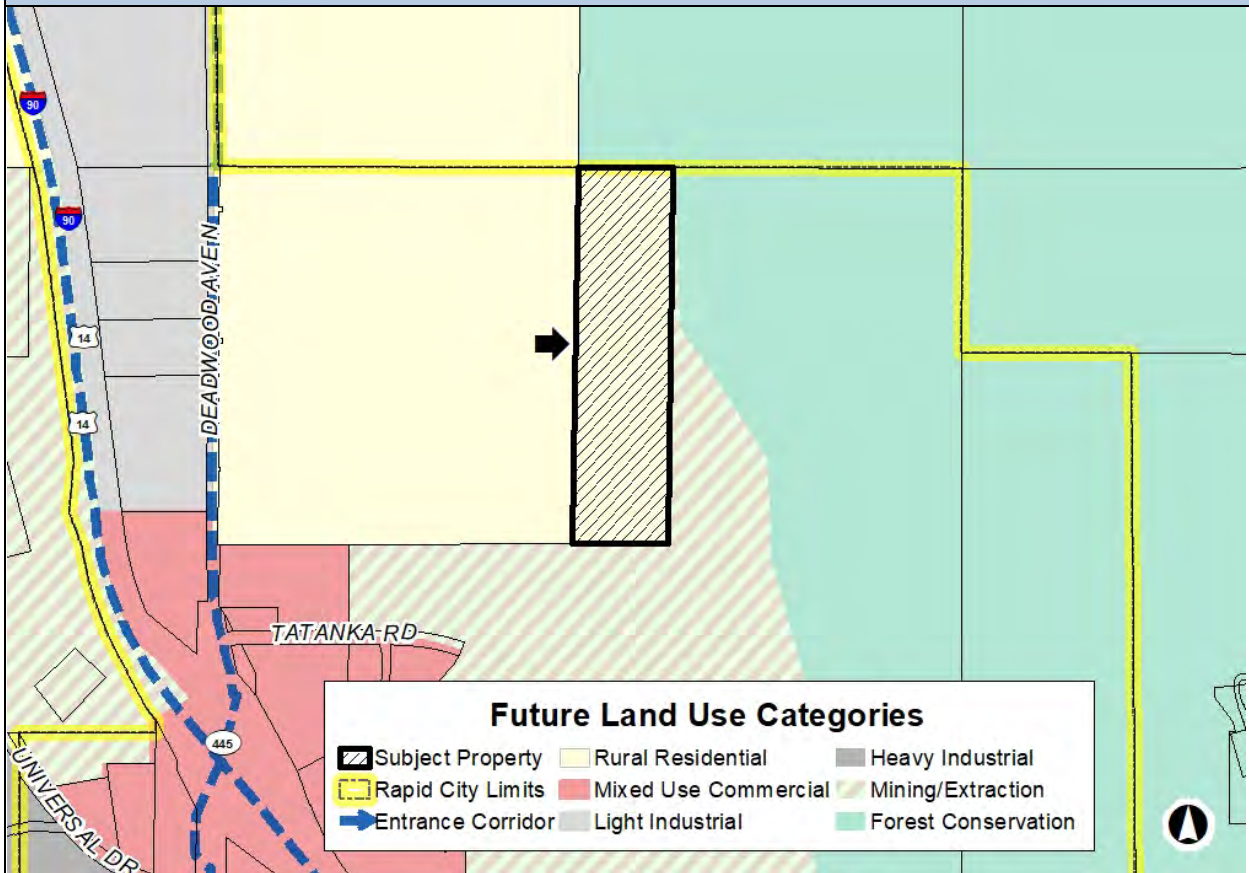
### Zoning Map



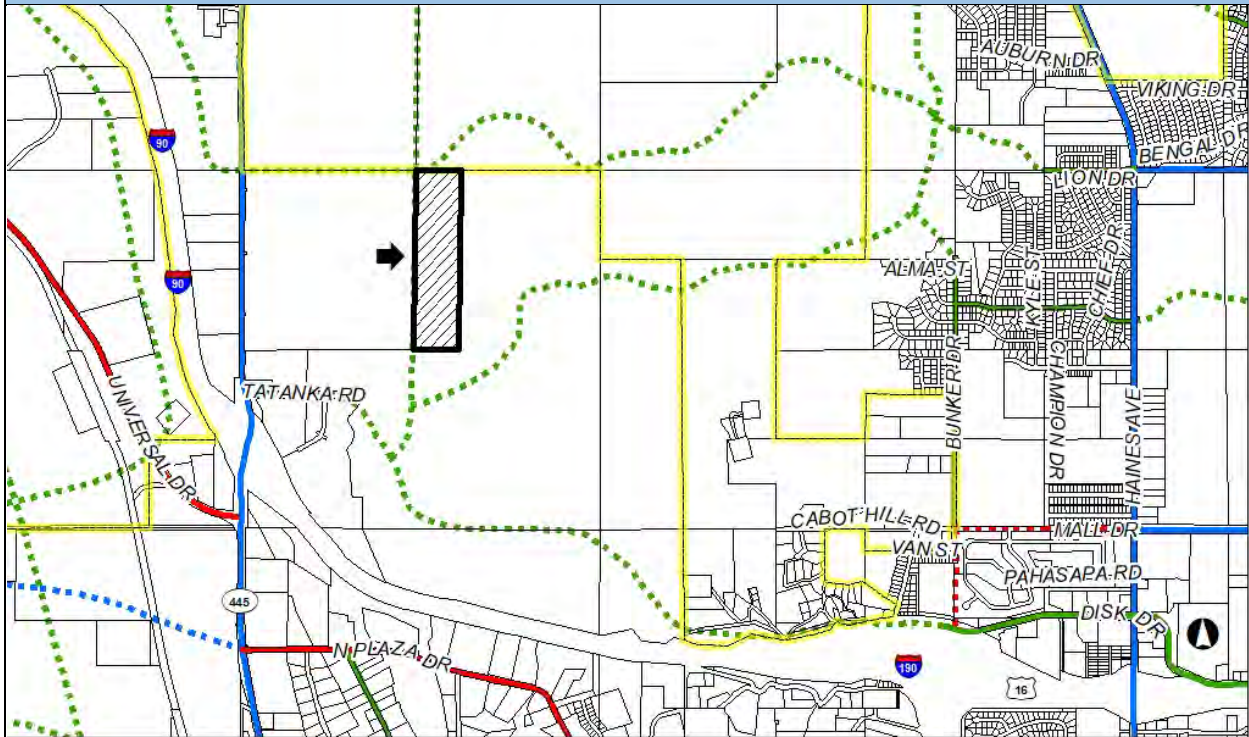
### Existing Land Uses



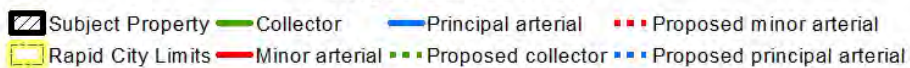
## Comprehensive Plan Future Land Use



## 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	40 acres or 1,742,400 square feet	
Lot Frontage / Lot Width	N/A	0 feet	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:		N/A	
• Front	25 feet	>25 feet	
• Rear	25 feet	>25 feet	
• Side	25 feet	>25 feet	
• Street Side	25 feet	>25 feet	
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 applicant has submitted a Rezoning request to rezone a 40 acre parcel of land from General Agricultural District to Light Industrial District in order to replace elements of the existing utility substation located on the property. The subject property was annexed into the City and is legal-nonconforming to the requirements of the General Agricultural District. Specifically, General Agricultural District does not allow utility substations as a permitted or conditional use, requiring that the property be rezoned to an appropriate district prior to issuance of any Building Permit. As such, the applicant has requested to rezone the subject property to Light Industrial District, which lists utility substations as a permitted use. Once the property has been rezoned to Light Industrial District, the applicant will be able to secure a Building Permit to update the existing facility.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently lists the property as Rural Residential, which does not list Light Industrial District as an appropriate zoning designation. Based on the existing and proposed land uses within the area and the location of the property, Future Land Use Planning staff supports changing the Future Land Use Plan to Light Industrial and will initiate the amendment to the Future Land



	Use Plan when completing the next periodic update to the map. Specifically, rezoning the subject property to Light Industrial District will provide a buffer between the Mining/Extraction Future Land Uses south and east of the subject property and the Rural Residential uses west of the property. 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 the property as Rural Residential, which does not list Light Industrial District as an appropriate zoning designation. Based on the existing and proposed land uses within the area and the location of the property, Future Land Use Planning Staff supports changing the Future Land Use Plan to Light Industrial and 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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.1B:	<b>Targeted Infrastructure Investments:</b> The proposed Rezoning request of the subject property will allow the applicant to update an existing utility substation within City limits.
	<b>A Vibrant, Livable Community</b>
N/A	
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> The subject property is accessed via an access easement from Tatanka Road, which is a local street. A future Collector Street on the City's Major Street Plan borders the entire length of the western lot line of the property. Future subdivision of the land will require the dedication of sufficient right-of-way for a Collector Street and construction of the road to City Design standards.
	<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 Designation(s):</b>	<b>Light Industrial</b>
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**Design Standards:**

GDP-EA1	<b>Relationship to surrounding development:</b> The proposed Rezoning request will create a buffer between heavy Mining/Extraction uses to the south and east and lower intensity residential uses north and west of the subject property.
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**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	Deadwood Avenue Neighborhood Area
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**Neighborhood Goal/Policy:**

DA-NA1.1C	<b>Employment Activities:</b> The proposed Rezoning request represents industrial development consistent with the character of the neighborhood.
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**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 will be in compliance with the City sponsored amendment to the Comprehensive Plan for the neighborhood once approved by City Council. The proposed Rezoning request will allow the applicant to update the existing utility substation facility currently located on the property. As such, staff recommends approval of the Rezoning request.

**Staff Recommendation**

Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Light Industrial District.