

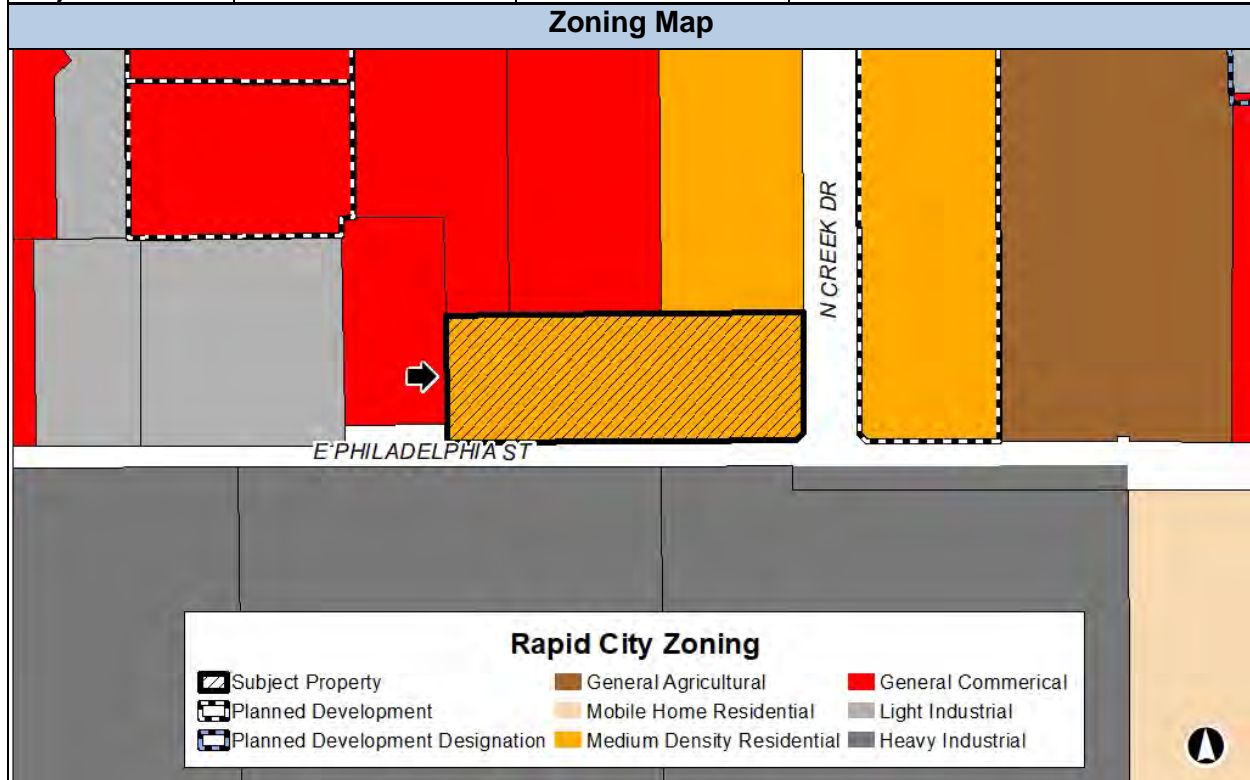
Rapid City Planning Commission

Rezoning Project Report

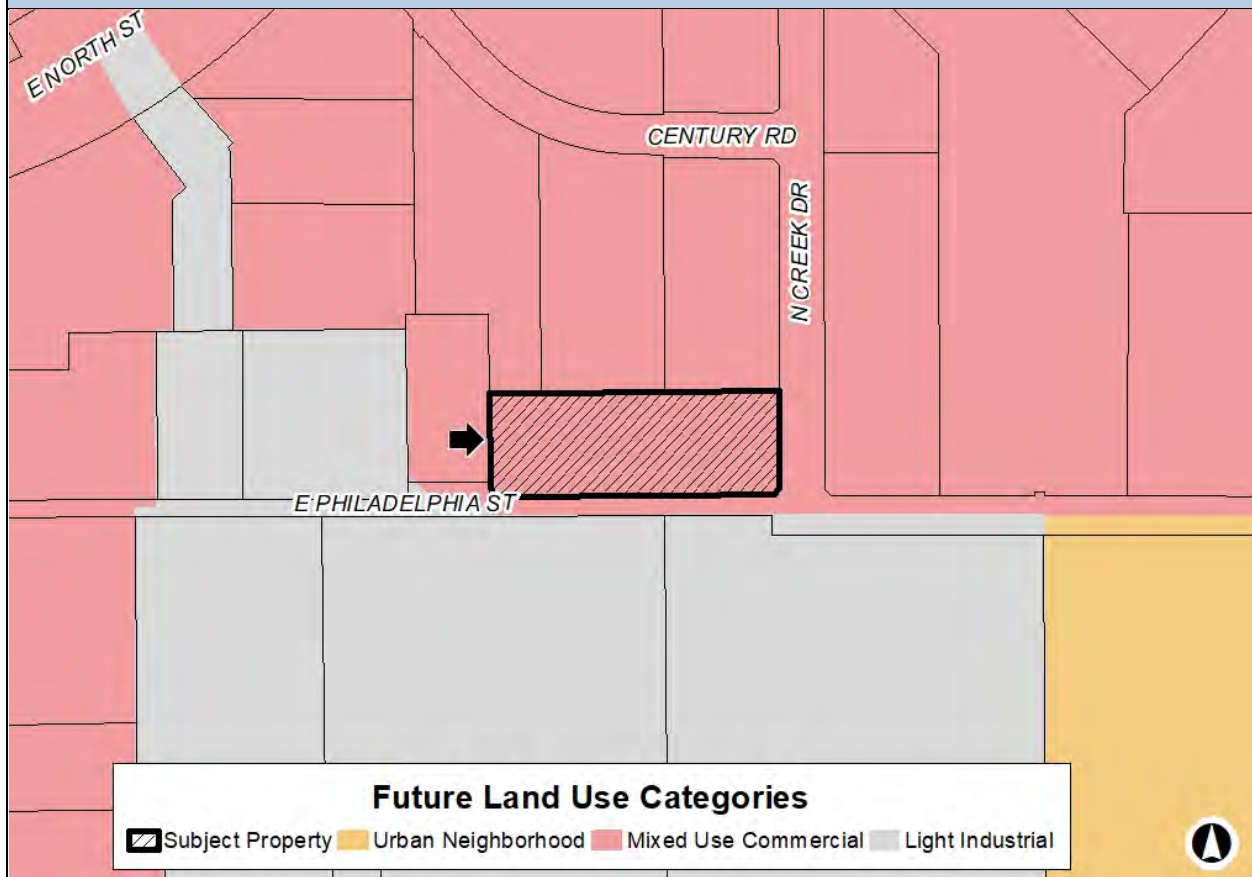
April 23, 2020

Item #15	
Applicant Request(s)	
Case #20RZ022 – 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 a parcel of land from Medium Density Residential District to General Commercial District. The subject property is approximately 2.18 acres in size and is void of structural development. The applicant has submitted this Rezoning request in order to develop the property with mini-warehousing in the future. Mini-warehousing is a Conditional Use within the General Commercial District and the applicant has indicated that a Conditional Use Permit application will be submitted in the near future to allow the mini-warehousing use on the property.</p> <p>The City's Future Land Use Plan currently lists the property as Mixed Use Commercial, which supports General Commercial District as an appropriate zoning designation. The requested Rezone is in compliance with the City's Future Land Use Plan.</p>	
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	East Philadelphia Street and North Valley Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

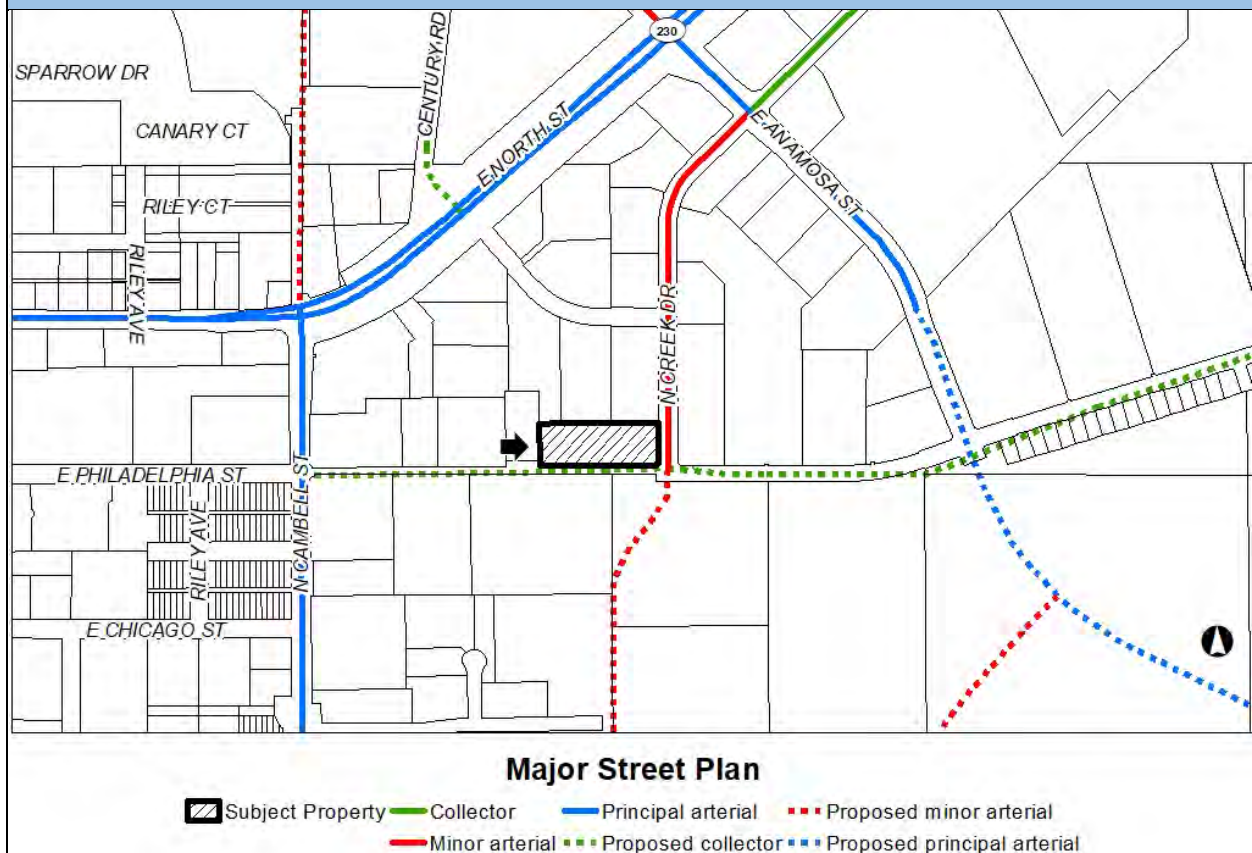
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	MUC	Vacant
Adjacent North	MDR / GC	MUC	Vacant
Adjacent South	HI	LI	Industrial Facility
Adjacent East	MDR – PD	MUC	Multi-family dwellings
Adjacent West	GC	MUC	Communications facility



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	2.18 acres or 94,961 square feet	
Lot Frontage / Lot Width	N/A	Approximately 694.5 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	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 applicant has submitted a Rezoning request to rezone a 2.18 acre parcel of land from Medium Density Residential District to General Commercial District in order to develop the property as mini-warehousing storage units. Mini-warehousing is identified as a Conditional Use within the General Commercial District and the applicant has indicated that they will be submitting a Conditional Use Permit application for the proposed use on the property in the near future. The subject property is bordered by properties zoned General Commercial on the north and east and it appears that the proposed mini warehousing use will provide a service to the surrounding residential neighborhood east of the subject property. Due to the existing commercial uses immediately adjacent to the property and emerging residential uses east of the subject property, it appears that the proposed rezone is consistent with the goals for the neighborhood outlined in the Comprehensive Plan and it does not appear to cause any adverse impacts on surrounding properties.
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 Mixed Use Commercial, which identifies General Commercial District as an appropriate zoning designation.

	The proposed Rezone is consistent with the goals of the City's adopted Comprehensive Plan.
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 in compliance with 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 applicant has submitted a Rezoning request to rezone a 2.18 acre parcel of land from Medium Density Residential District to General Commercial District in order to develop the property for mini-warehousing uses in the future. Mini-warehousing is a conditional use within the General Commercial District. The proposed Rezone is consistent with the goals and objectives of the City's adopted Comprehensive Plan for the neighborhood.
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-1.2A:	Priority Infill Areas: The proposed Rezoning request of the subject property will encourage development of a vacant property to serve the surrounding residential development to the east of the property.
	A Vibrant, Livable Community
LC – 2.1E	Neighborhood Serving uses: The proposed Rezoning will provide commercial services to the surrounding residential development.
	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 accessed via North Creek Drive and East Philadelphia Street, which are classified as a Minor Arterial Street and a Collector Street on the City's Major Street Plan, respectively. The applicant should be aware that future widening of East Philadelphia Street right-of-way must be considered when designing the future development.
	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):	Mixed Use Commercial
Design Standards:	
GDP-MU1	Relationship of Uses: The proposed Rezoning request and subsequent development will serve the needs of the surrounding residential and commercial neighborhood.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1C	Mixed Use Development: The proposed Rezoning request represents commercial development that will complement the surrounding residential and commercial uses 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 the City's Future Land Use Plan. As such, staff recommends approval of the Rezoning request to rezone a parcel of from Medium Density Residential District to General Commercial District.	
Staff Recommendation	
Staff recommends approval of the Rezoning request to rezone a parcel of land from Medium Density Residential District to General Commercial District.	