

# Rapid City Planning Commission

## Rezoning Project Report

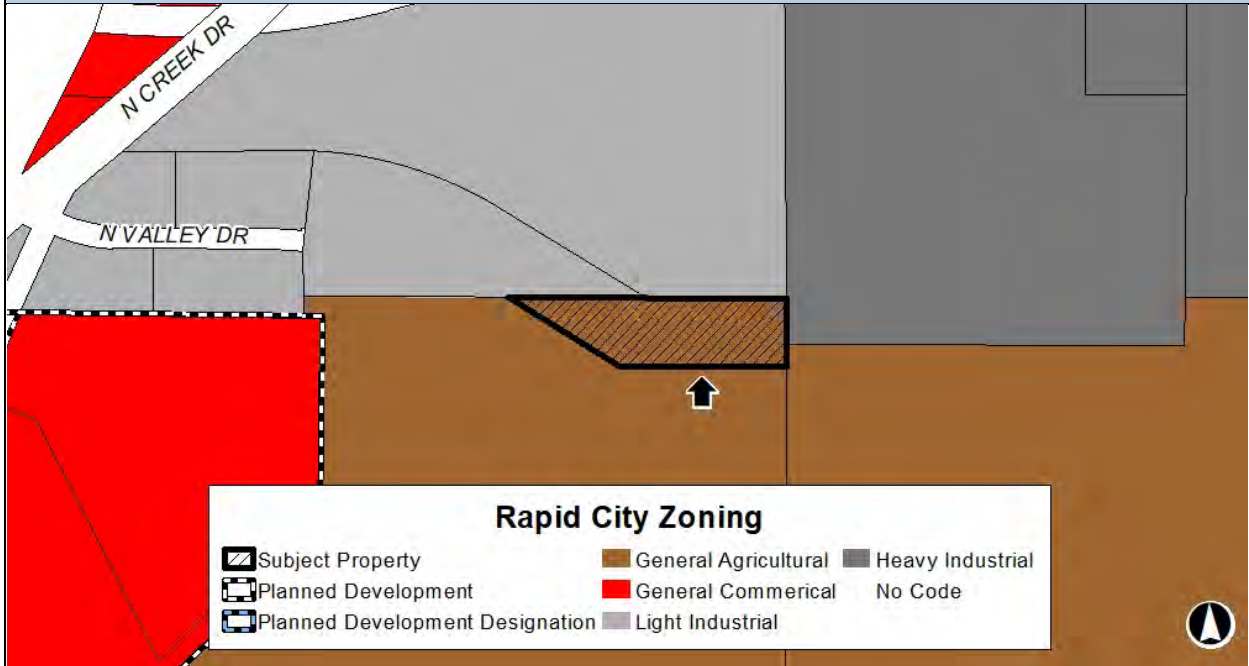
June 25, 2020

Item #3	
<b>Applicant Request(s)</b>	
Case #20RZ031 – 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 portion of a 49.07 acre parcel from General Agricultural District to Light Industrial District. Specifically, the applicant intends to rezone a 3.8 acre portion of the property from General Agricultural District to Light Industrial District. The application was submitted concurrently with a Preliminary Subdivision Plan application (File# 20PL033) for the proposed North Valley Park Subdivision. In review of the associated Preliminary Subdivision Plan application, staff noted that a Master Utility Plan must be submitted to ensure that there is adequate water to serve the proposed development. Therefore, the application was continued from the June 4<sup>th</sup> Planning Commission meeting to allow the applicant to submit the required documents for staff review. A revised Master plan was submitted to staff and shows a low level water main connecting to the North Rapid Pressure Zone. The submitted utility plan is not an approved form of looping and will require an Exception to design standards to be approved for a dead-end main or actual looping of the low level system as part of the Development Engineering Plan application. Staff supports the proposed Rezoning request as per the stipulations of approval regarding the Utility Master Plan submitted with the associated Preliminary Subdivision Plan application.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: BH Capital 4, LLC	Planner: John Green
Property Owner: BH Capital 4, 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
<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of N. Creek Drive and Eglin Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed North Valley Park Subdivision
Land Area	3.8 acres or 165,528 square feet
Existing Buildings	Vacant
Topography	Rises 25 feet from north to south
Access	Future extension of North Valley Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

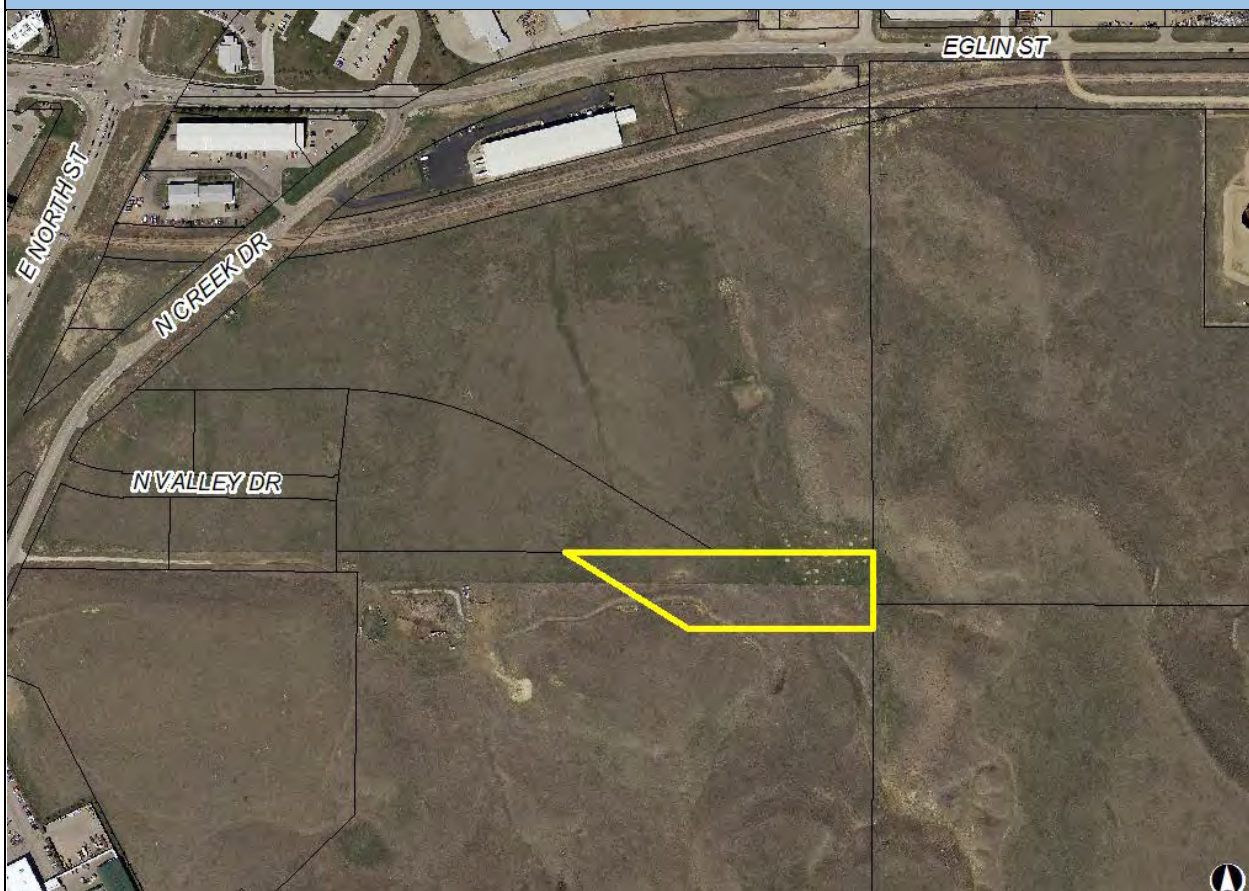
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	MUN	Vacant
Adjacent North	LI	LI	Vacant
Adjacent South	LDR-II	UN	Vacant
Adjacent East	GA	UN	Vacant
Adjacent West	GC-PD </td <td>MUC</td> <td>Vacant</td>	MUC	Vacant

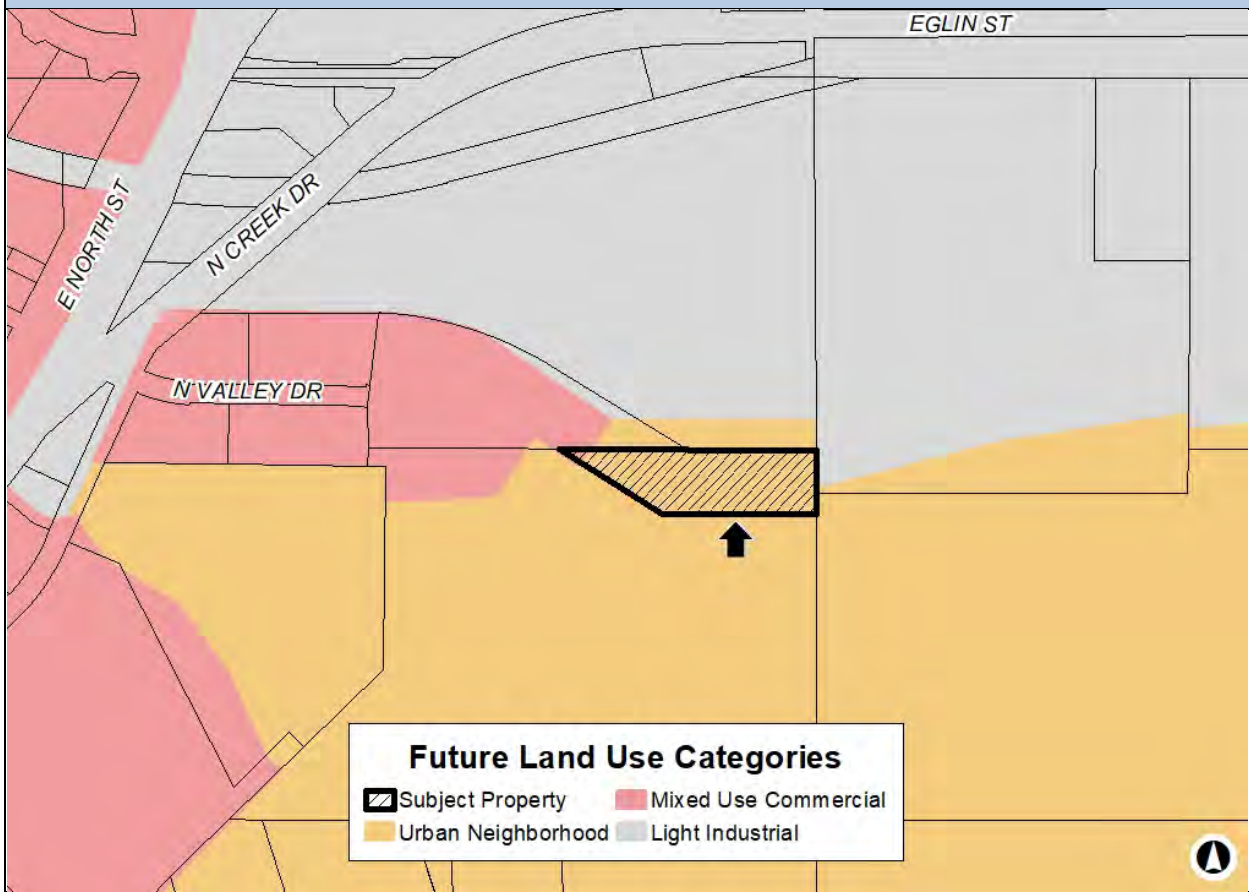
### Zoning Map



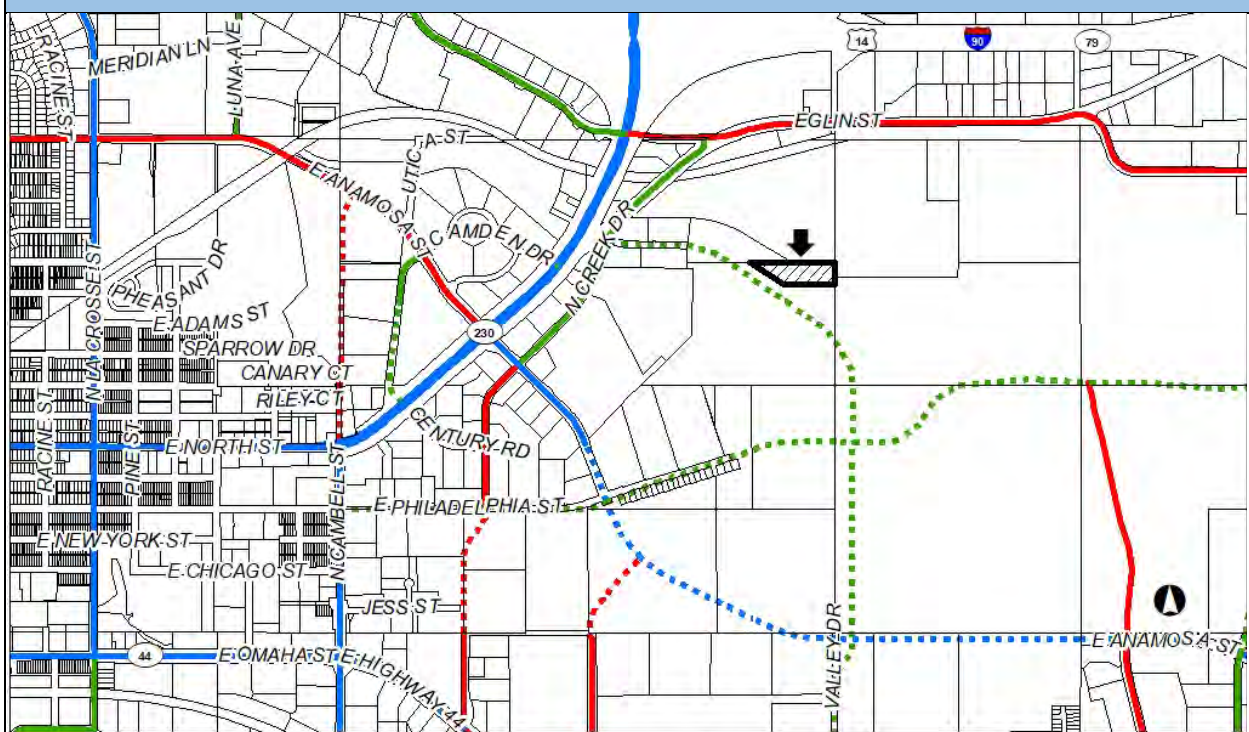
### Existing Land Uses



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan










## Major Street Plan

- Subject Property (hatched rectangle)
- Collector (green line)
- Principal arterial (blue line)
- Proposed minor arterial (red dotted line)
- Minor arterial (red solid line)
- Proposed collector (green dotted line)
- Proposed principal arterial (blue dotted line)

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area		3.8 acres or 165,149 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	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.	The applicant has submitted a Rezoning request to rezone a portion of a 49.07 acre parcel of land from General Agricultural District to Light Industrial District. Specifically, the applicant intends to rezone a 3.8 acre portion of the property to Light Industrial District to match the proposed Land Use Master Plan submitted with the associated Preliminary Subdivision Plan application (File# 20PL033). The subject property will complement other proposed industrial land uses as the neighborhood develops.
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 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.
3. The proposed amendment shall not adversely affect any	The proposed Rezoning request will be in compliance with City sponsored amendments to the City's Future Land Use

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	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 Mixed Use Commercial, 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.
<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>	
<b>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:</b>	
<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
 <b>A Balanced Pattern of Growth</b>	
BPG-3.1A:	<b>Balanced Uses:</b> The proposed Rezoning request of the subject property will create employment opportunities in a growing residential and commercial neighborhood of the City.
 <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 will be accessed via the future extension of North Valley Drive, which is identified as a Collector Street on the City's Major Street Plan. 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.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Light Industrial</b>
<b>Design Standards:</b>	
GDP-EA1	<b>Relationship to surrounding development:</b> The proposed Rezoning request will complement the proposed industrial uses in the surrounding neighborhood and provide employment opportunities for the residential growth in the surrounding area.
<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Elk Vale Road Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
DA-NA1.1C	<b>Employment Activities:</b> The proposed Rezoning request represents industrial development consistent with the character of the neighborhood.
<b>Findings</b>	
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 create a continuous zoning of light industrial uses in the area consistent with the Master Plan for the neighborhood. As such, staff recommends approval of the Rezoning request.	
<b>Staff Recommendation</b>	
Staff recommends approval of the Rezoning request to rezone a parcel of land from General Agricultural District to Light Industrial District.	