



Rapid City Planning Commission

Rezoning Project Report

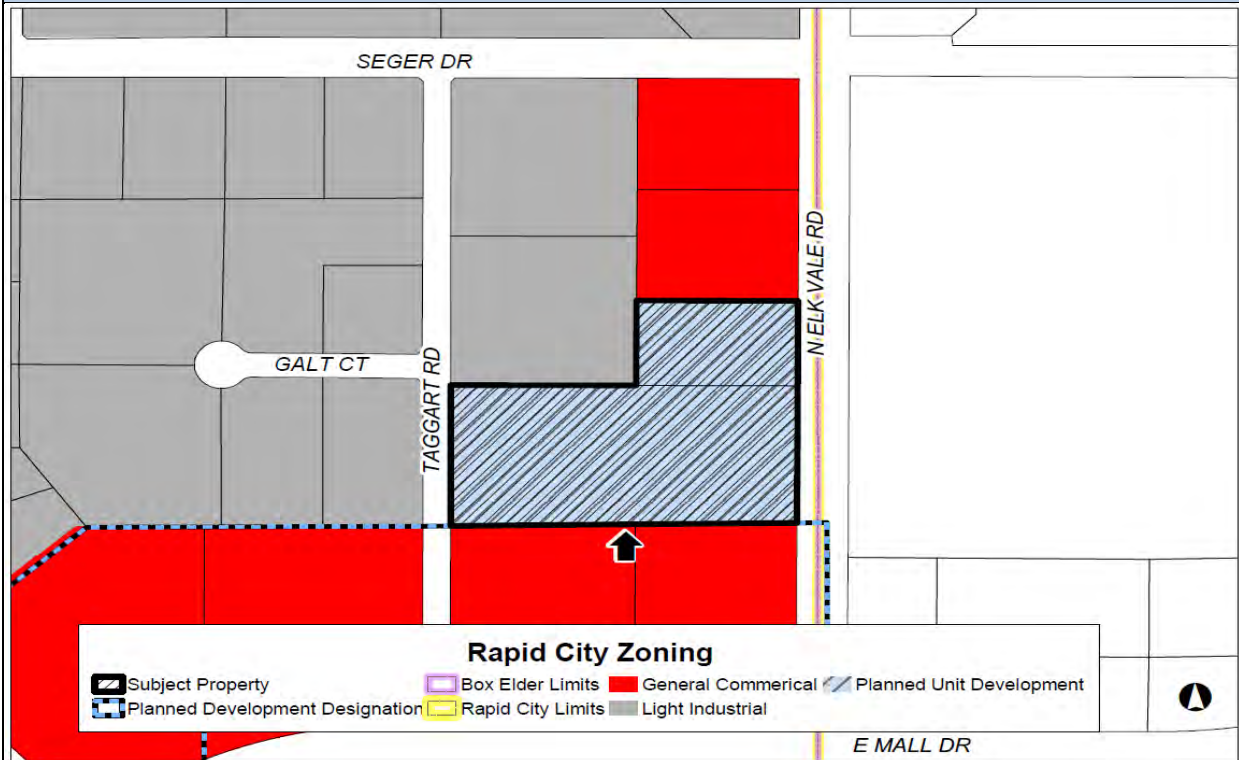
November 25, 2020

Item #6	
Applicant Request(s)	
Case #20RZ038 – Rezoning request from Planned Unit Development to General Commercial District	
Companion Case(s) #14PD036 – Planned Unit Development Zoning District	
Development Review Team Recommendation(s)	
Staff recommends that the Rezoning request be approved.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from Planned Unit Development to General Commercial District for two adjacent parcels of land which total approximately 7.53 acres in size.</p> <p>The properties are located north of I-90 on the west side of North Elk Vale Road, at 2233 and 2341 Elk Vale Road. Currently, the northern property (2341 N. Elk Vale Road) is developed with an approximately 6,000 square foot auto repair shop. The southern property (2233 N. Elk Vale Road) is developed with an approximately 28,000 square foot vacant commercial structure.</p>	
Applicant Information	Development Review Team Contacts
Applicant: B2 Holdings	Planner: Marty Gillies
Property Owner: Cummins, Inc. & Boehran Investments, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: Ferber Engineering, LLC	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	2233 & 2341 N. Elk Vale Road
Neighborhood	Northeast Neighborhood Area
Subdivision	I-90 Heartland Business Park
Land Area	7.53 acres
Existing Buildings	Two commercial buildings totaling approximately 34,000 square feet
Topography	Falls approximately 20 feet in elevation from west to east
Access	Elk Vale Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PUD	MUC, LI	Commercial structures
Adjacent North	GC, LI	MUC, LI	Commercial structure
Adjacent South	GC - PDD	MUC	No structural development
Adjacent East	(PC) UN	UN	No structural development
Adjacent West	LI	LI	Commercial structures

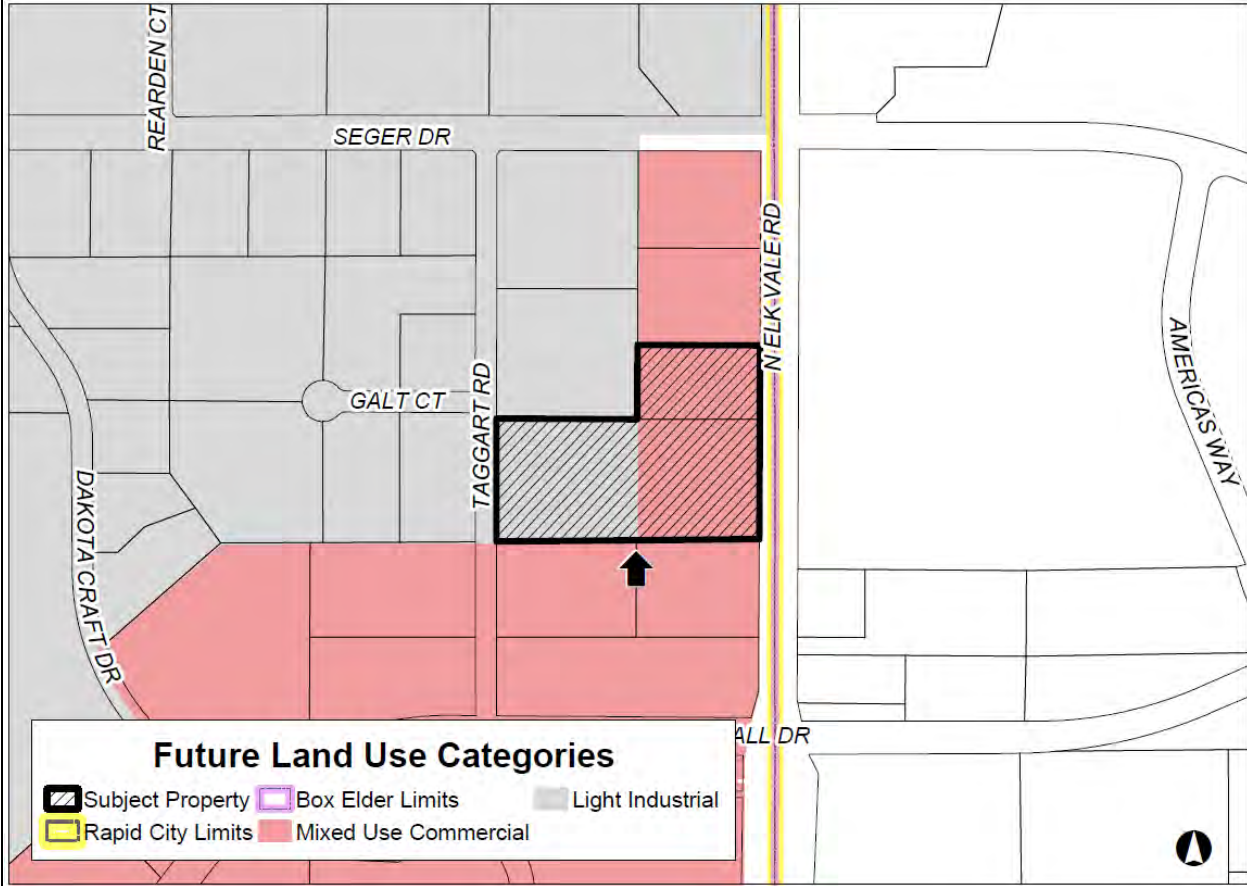
Zoning Map



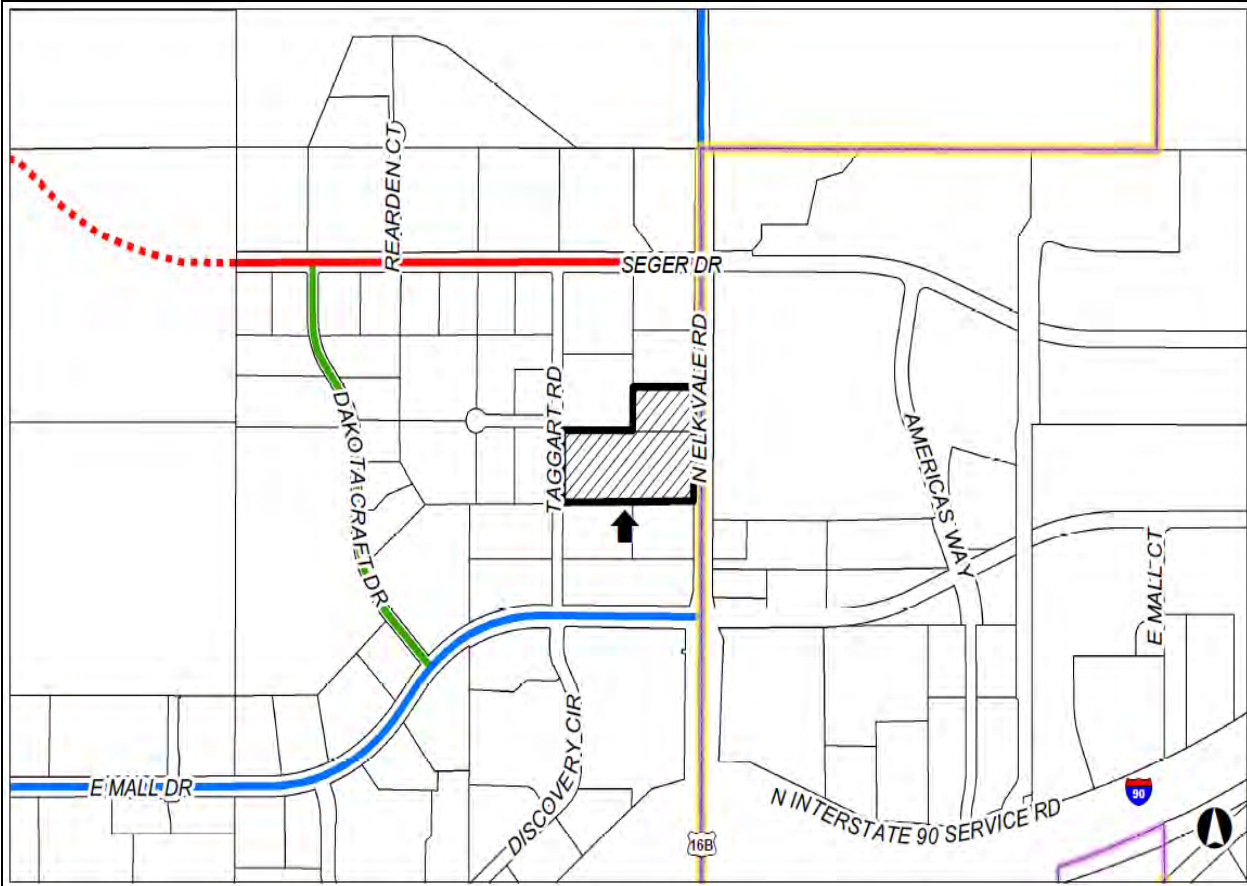
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
#14PD036	12/15/2014	Rezoning request from General Commercial & Light Industrial Districts to PUD allowing RV repair & storage	approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	7.53 acres	
Lot Frontage / Lot Width	N/A	553 total feet	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	15 feet	N/A	
• Side	25 feet	N/A	
• Street Side	N/A	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.	There are no changing conditions in the area. The properties currently contain commercial structures. The auto repair shop is a use permitted in the General Commercial district. Any future use of the vacant commercial structure must comply with General Commercial District.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Plan designations of the properties are Light Industrial and Mixed Use Commercial. There is an existing mix of Light Industrial District and General Commercial District zoned properties within this area. Both of the subject properties abut Elk Vale Road. All of the surrounding properties that abut Elk Vale Road and currently zoned General Commercial District. As such, the proposed rezoning request is consistent with the intent and purposes of Title 17.18 of the Rapid City Municipal Code.
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.	North Elk Vale Road is identified as a Principal Arterial Street on the City's Major Street Plan and an Entrance Corridor. The proposed Rezoning request would extend the existing General Commercial boundary to the north. It does not appear that the proposed amendment will have an adverse effect, especially considering the lack of residential development in the immediate area.
4. The proposed amendments shall be consistent with and not in conflict with the development plan	The City's Future Land Use Plan identifies the eastern portion of the property as Mixed Use Commercial. The western portion is identified as Light Industrial. The

of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	property will be included in a periodic Comprehensive Plan Amendment to change the future land use designation from Light Industrial to Mixed Use Commercial which supports general commercial uses.
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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-3.1B	Future Land Use Flexibility: The Comprehensive Plan supports flexibility in interpretation to encourage more mixed-use. Further, the Comprehensive Plan supports growth of employment and commercial uses in this area.
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 **A Vibrant, Livable Community**

LC-1.3B	N/A
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 **A Safe, Healthy, Inclusive, and Skilled Community**

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

TI-2.1A	Major Street Plan Integration: North Elk Vale Road is identified as a Principal Arterial Street on the City’s Major Street Plan. An arterial street is desirable in a commercial area to support commercial traffic. The applicant should be aware that approval of the Rezoning does not constitute approval of future site plans or approach locations.
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 **Economic Stability and Growth**

EC-3.1C	Other Employment Areas: The adopted Comprehensive Plan supports the development of employment growth uses in targeted community locations.
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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 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

Future Land Use Plan Designation(s):	Light Industrial & Mixed Use Commercial
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Design Standards:	
N/A	The Comprehensive Plan supports flexibility in interpretation of the boundaries of the future land use plan. In addition, the Comprehensive Plan supports the

	expansion of employment and commercial uses in the area to take advantage of the nearby highway transportation network.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Northeast Neighborhood Area
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Neighborhood Goal/Policy:

NE-NA1.1B	Mixed-Use Development: The proposed Rezoning request supports the Comprehensive Plan goal of providing mixed-use development in the Northeast Neighborhood Area.
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Findings

Staff has reviewed the Rezoning request criteria pursuant to Chapter 17.18.010 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing to Rezone the subject properties from a Planned Unit Development to General Commercial District. The Comprehensive Plan supports flexibility in interpretation of the Future Land Use Plan and the expansion of employment and commercial uses in this area. Upon review of this request, staff supports extending the existing General Commercial designation to include the subject property.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.