



# Rapid City Planning Commission

## Rezoning Project Report

January 21, 2021

<b>Item #5</b>
<b>Applicant Request(s)</b>
Case #20RZ044 – Rezoning request from General Agricultural District to Light Industrial District Companion Case(s): #20RZ043 - Rezoning request from General Agricultural District to Low Density Residential District II; #20PL105 – Preliminary Subdivision Plan to create 95 lots

<b>Development Review Team Recommendation(s)</b>
Staff recommends approval of the Rezoning request.

<b>Project Summary Brief</b>
The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Light Industrial District for a parcel of land approximately 2.70-acres in size. The applicant has also submitted a Rezoning request to change the zoning designation on an adjacent 32.38-acre parcel from General Agricultural District to Low Density Residential District II. In addition, the applicant has submitted a Preliminary Subdivision Plan (File #20PL105) application to create 95 lots, a mix of residential and an industrial lot which includes the subject property.

The property is located at the current southern terminus of N. Valley Drive east of the intersection with N. Creek Drive. Currently, the property is void of any structural development.

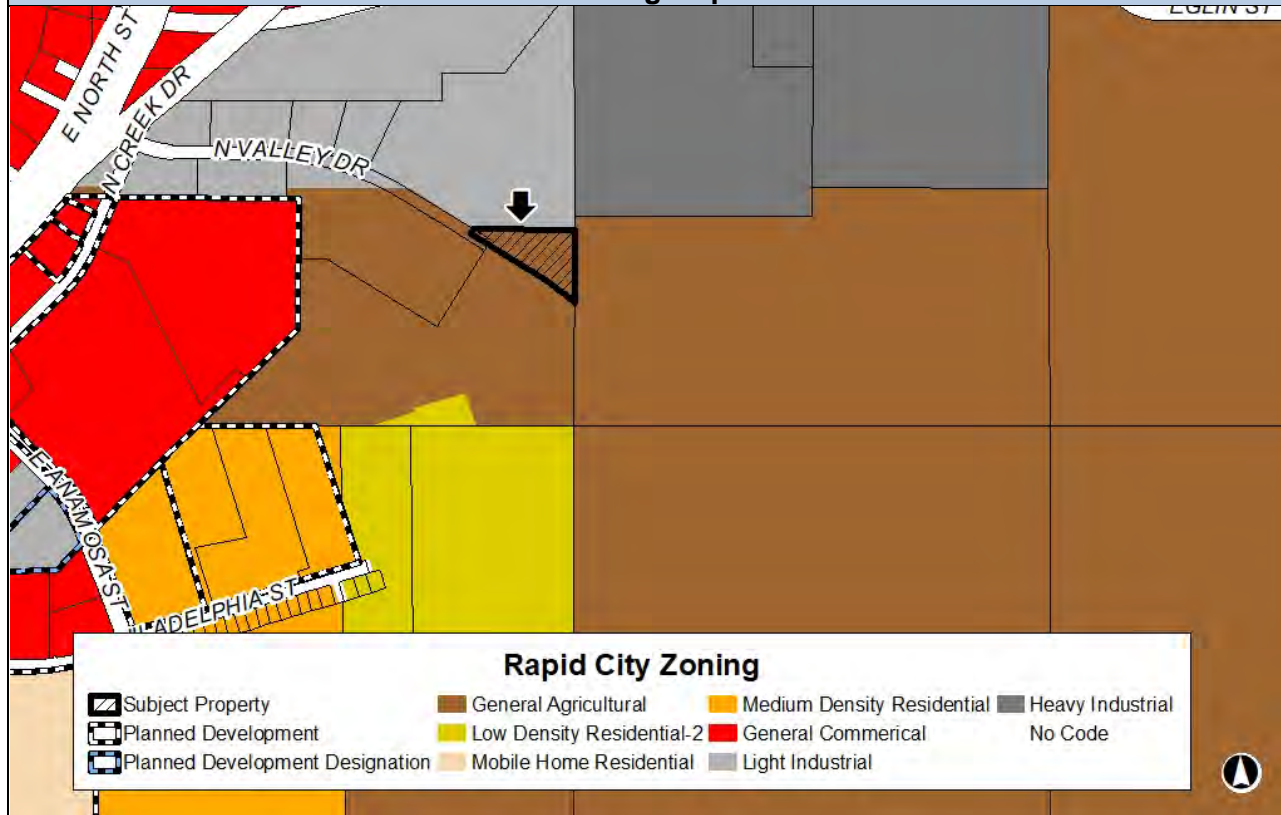
Applicant Information	Development Review Team Contacts
Applicant: BH Capital 4, LLC	Planner: Fletcher Lacock
Property Owner: BH Capital 4, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 1,950 feet east of the intersection of N. Creek Drive and N. Valley Drive
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	Proposed Antelope View Estates
Land Area	2.70-acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 4 feet
Access	N. Valley Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

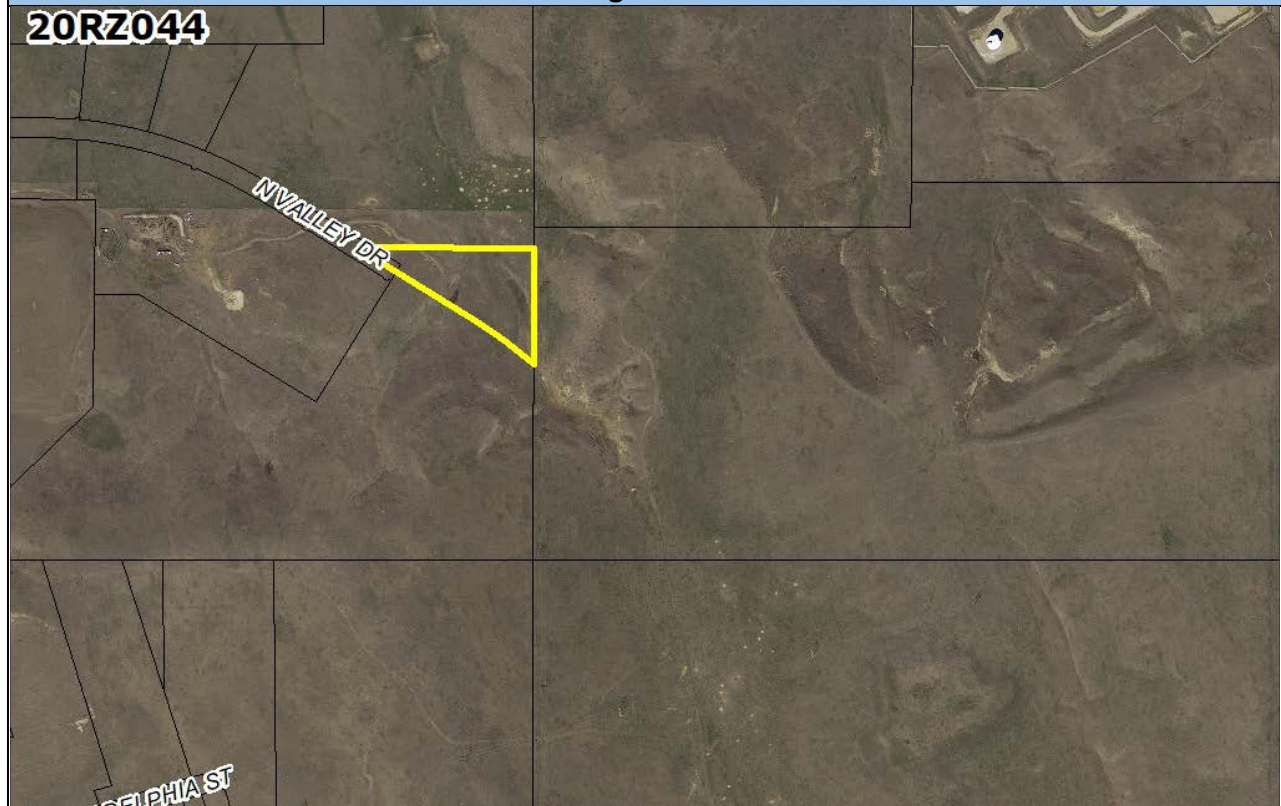
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	UN	Void of structural development
Adjacent North	LI	UN	Void of structural development
Adjacent South	GA	UN	Void of structural development
Adjacent East	GA	UN	Void of structural development
Adjacent West	GA	UN	Void of structural development

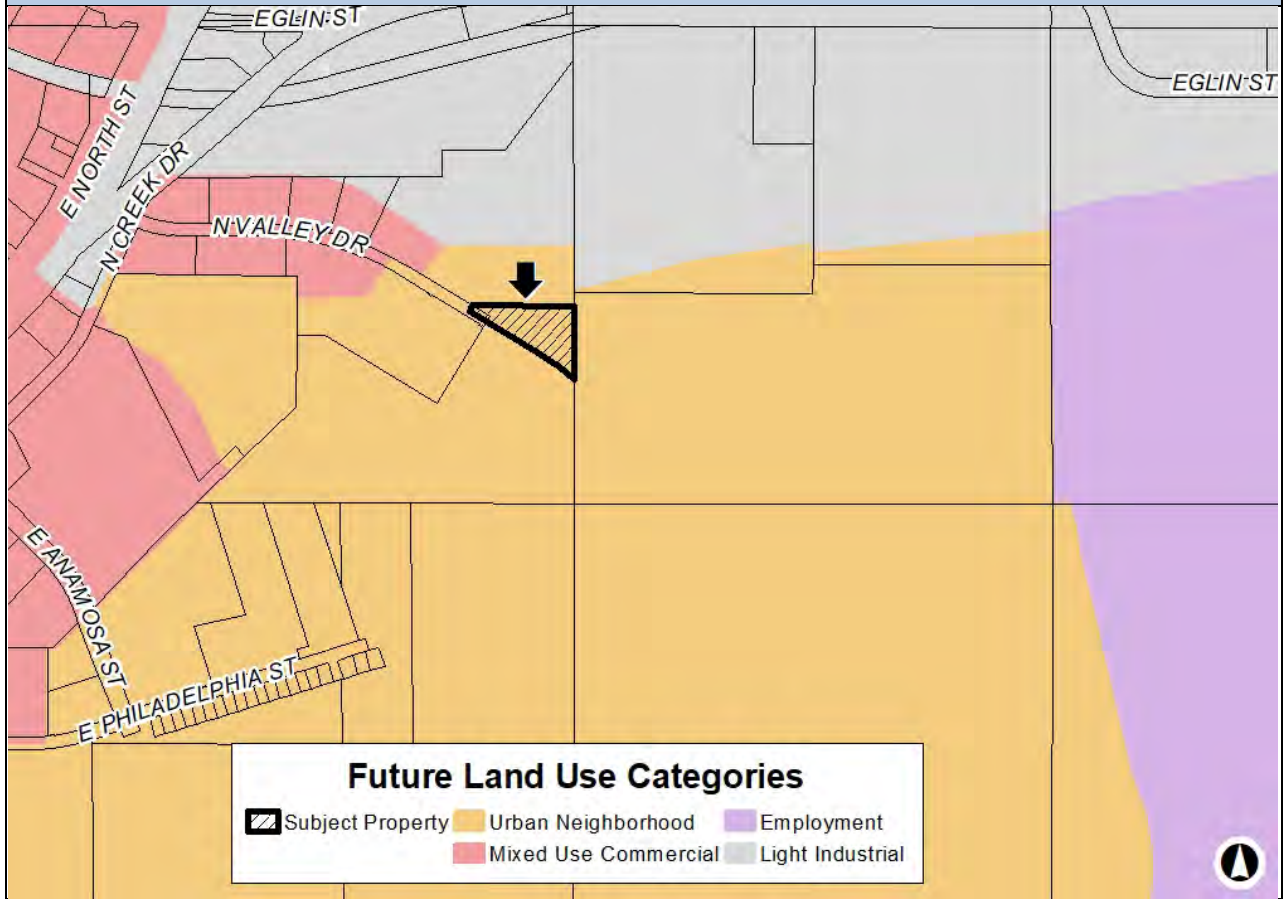
**Zoning Map**



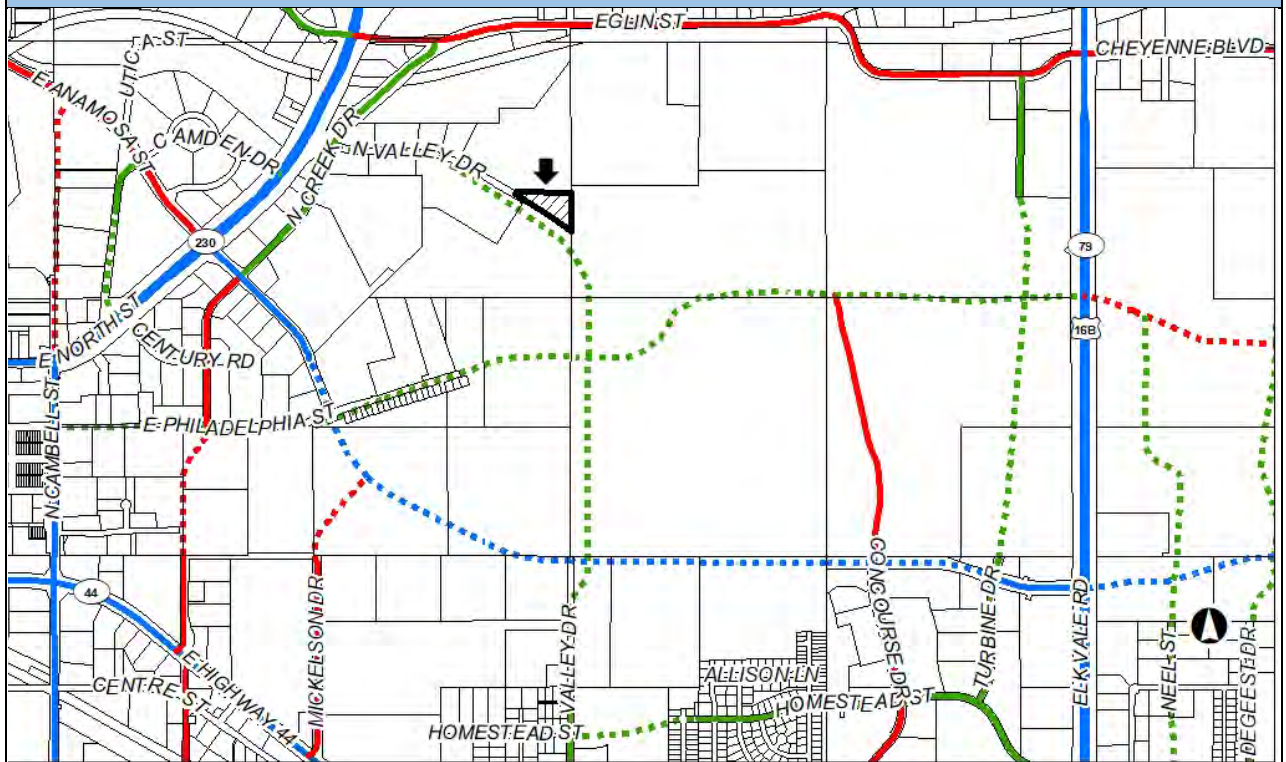
**Existing Land Uses**



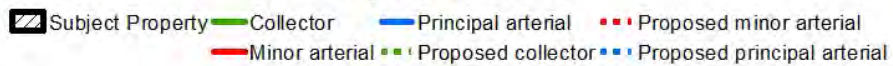
### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan








Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District		<b>Required</b>	<b>Proposed</b>
Lot Area		20,000 square feet	117,612 square feet
Lot Frontage / Lot Width		N/A	N/A
Maximum Building Heights		4 stories or 45 feet	N/A
Maximum Density		75% for hard surfaces	N/A
Minimum Building Setback:			
• 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 Preliminary Subdivision Plan to create 95 lots which includes the subject property. As a part of platting the property, street(s) and utilities will be extended into this area to serve the development. In addition, the applicant has submitted a Master Plan showing a mix of residential and industrial development for the referenced plat. The applicant's Master Plan(s) and the extension of infrastructure constitutes a change supporting the proposed Rezoning request.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The City's Future Land Use Plan currently identifies the appropriate use of the property as Urban Neighborhood. However, the properties north of this parcel are also zoned Light Industrial District. City staff met with the applicant and discussed expanding the Light Industrial designation to include the subject property. Based on the applicant's Master Plan, staff supports the change 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.
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	The property is located adjacent to N. Valley Drive which will serve as the primary access to the property. N. Valley Drive is identified as a collector street on the City's Major Street Plan. Based on the applicant's Master Plan(s) for this property, the proposed Rezoning request is consistent

amendment.	with future development for the area. It does not appear that the amendment will adversely affect any other part of the City.
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.	As previously noted, street(s) and utilities will be extended as a part of the associated plat. The design and construction of the infrastructure improvements must be in compliance with the City's adopted plans.

**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-3.1B	Future Land Use Flexibility – The applicant's Master Plan identifies that north of a natural ridge will be developed as light industrial while south of the ridge will be developed with a mix of residential densities. The location of the subject property is north of the ridge. Based on the applicant's Master Plan, staff supports the change and will initiate the amendment to the Future Land Use Plan when completing the next periodic update to the map.
	<b>A Vibrant, Livable Community</b>
LC-3.1D	Buffers and Transitions – As previously noted, the subject property is separated from proposed residential development by a ridge. The Master Plan identifies industrial development to the north, closer to N. Creek Drive and E. North Street with access to the interstate. Land south of the ridge will be developed with a mix of residential densities.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	Major Street Plan Integration - This goal encourages the integration of the Major Street Plan into land use planning and development review in order to ensure the development and maintenance of a complete roadway network. As a part of the associated plat, N. Valley Drive will be extended to serve as access to the property. N. Valley Drive is identified as a collector street on the City's Major Street Plan. The applicant should be aware that the west edge of the subject property is located adjacent to a section line highway. The associated Preliminary Subdivision Plan will identify that right-of-way must be dedicated and improved or the section line must be vacated.
	<b>Economic Stability and Growth</b>
EC-3.1C	Other Employment Areas – The proposed Rezoning request supports expanding a Light Industrial employment area while maintaining a physical separation from adjacent proposed residential development.

	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	Public Input Opportunities: 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 Rezone 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>	Urban Neighborhood
<b>Design Standards:</b>	
N/A	As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood. The applicant has submitted Master Plan(s) for this property supporting the development of light industrial uses north of the ridge line which creates a buffer from residential development proposed to the south. As such, staff will initiate an amendment to the Future Land Use Plan when completing the next periodic update to the map.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	Elk Vale Road Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	The applicant’s Master Plan(s) for this area of the City promotes a mix of uses and densities of residential development. The submitted Master Plan(s) demonstrates that the natural topography will create a physical buffer between the industrial development north of the ridge and residential development to the south.

**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 applicant has submitted a Master Plan(s) demonstrating that north of the ridge will be developed with light industrial uses and the ridge will provide a physical buffer from residential development proposed to the south. Based on the revised Master Plan, staff will initiate an amendment to the Future Land Use Plan when completing the next periodic update to the map.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.