



Rapid City Planning Commission

Rezoning Project Report

January 21, 2021

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| Item #8 |
| Applicant Request(s) |
| Case # 20RZ045 – Rezoning request from General Agriculture District to Light Industrial District Companion Case(s): N/A |

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| Development Review Team Recommendation(s) |
| The Development Review Team recommends approval of the Rezoning request. |

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| Project Summary Brief |
| The applicant has submitted a Rezoning request to change the zoning designation from General Agriculture District to Light Industrial District for a 0.62 acre portion of an 11.32 acre unplatted parcel south of Marlin Drive in the Marlin Industrial Park development. The portion to be rezoned to Light Industrial District is directly south of and adjacent to an existing 1.43 acre lot on the southeast corner of Marlin Drive and Creek Drive, which is presently zoned Light Industrial District. The applicant has also submitted a Preliminary Subdivision Plan application (File #20PL104) to combine the two parcels into one lot with a total area of 2.05 acres. |

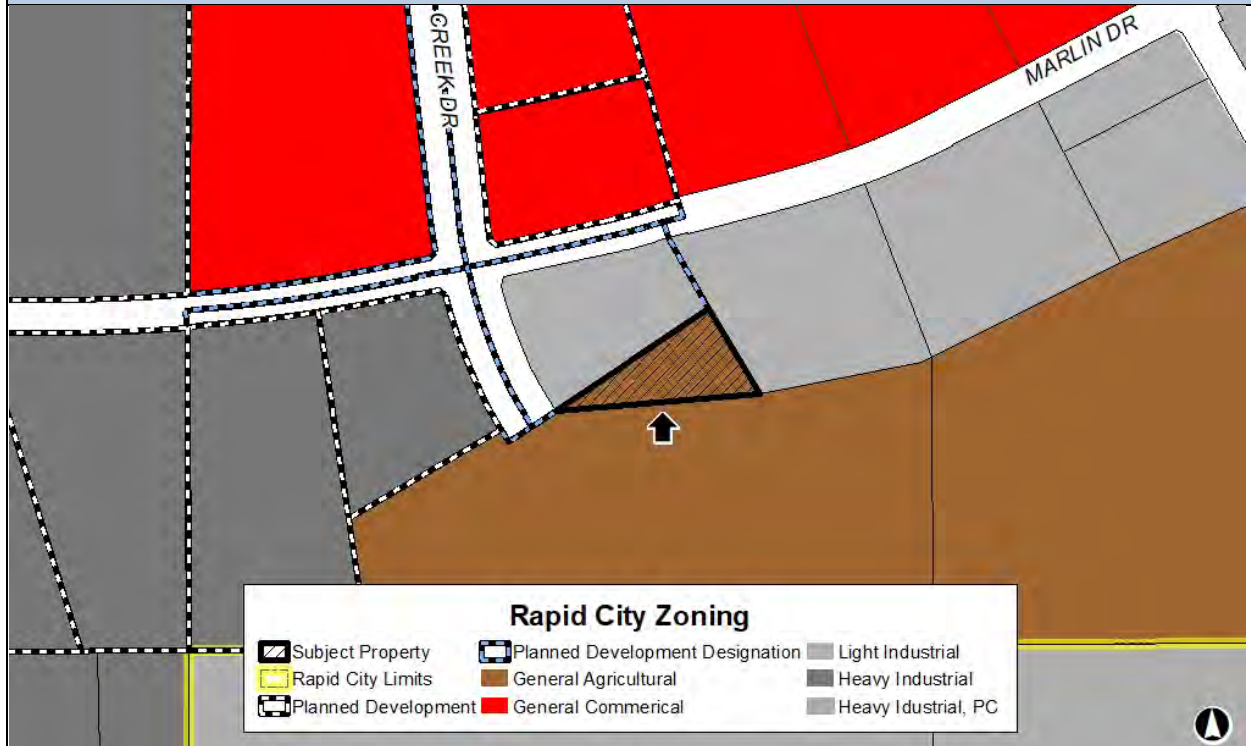
| Applicant Information | Development Review Team Contacts |
|--------------------------------------|----------------------------------|
| Applicant: ZCO Incorporated | Planner: Marty Gillies |
| Property Owner: ZCO Incorporated | Engineer: Dan Kools |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: KTM Design Solutions, Inc. | School District: N/A |
| Surveyor: KTM Design Solutions, Inc. | Water/Sewer: Dan Kools |
| Other: N/A | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|---|
| Address/Location | Southeast of the intersection of Creek Drive and Marlin Drive |
| Neighborhood | Southeast Connector Neighborhood |
| Subdivision | Marlin Industrial Park |
| Land Area | 0.62 acres, or 27,007 square feet |
| Existing Buildings | Void of structural development |
| Topography | Relatively flat |
| Access | Marlin Drive and/or Creek Drive |
| Water Provider | Rapid City |
| Sewer Provider | Rapid City |
| Electric/Gas Provider | Black Hills Power / MDU |
| Floodplain | N/A |

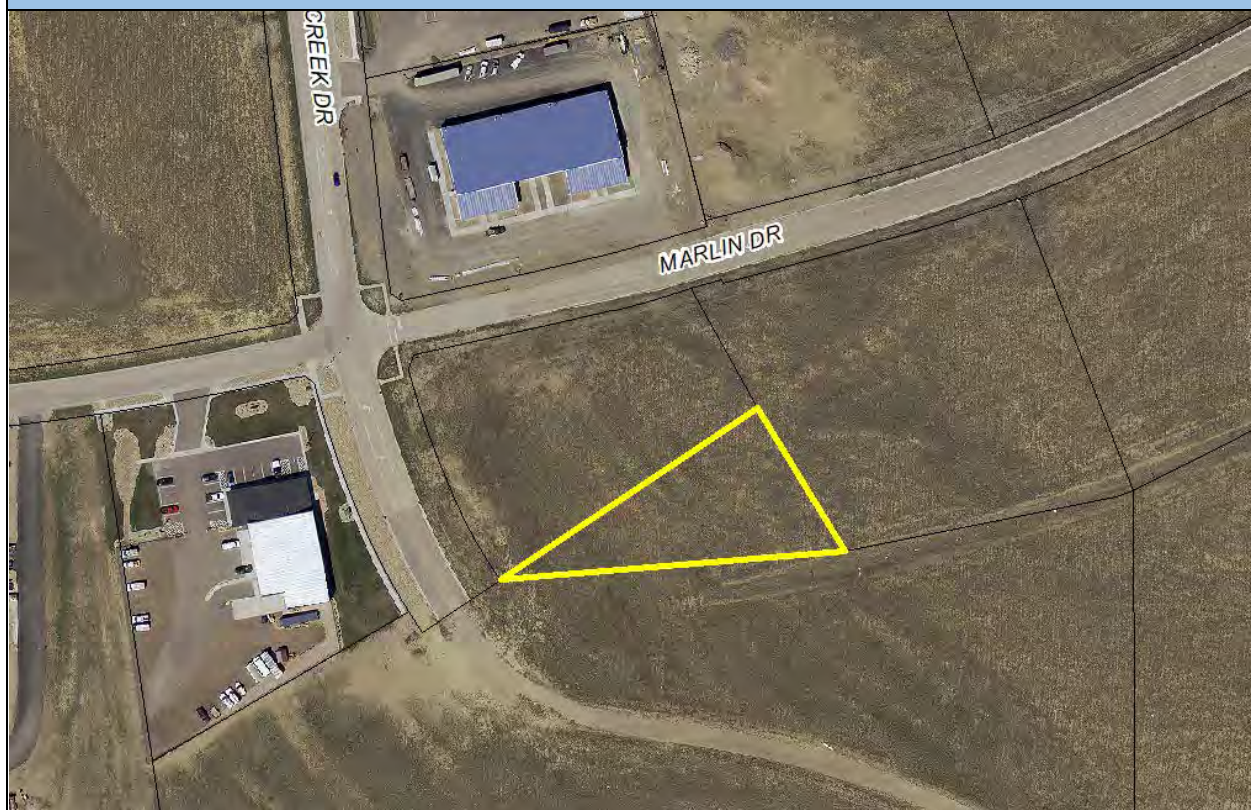
Subject Property and Adjacent Property Designations

| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
|------------------|-----------------|--------------------|--------------------------------|
| Subject Property | GA | Employment | Void of structural development |
| Adjacent North | LI | Employment | Void of structural development |
| Adjacent South | GA | Employment | Void of structural development |
| Adjacent East | LI | Employment | Void of structural development |
| Adjacent West | HI | Heavy Industrial | Heavy Industrial structures |

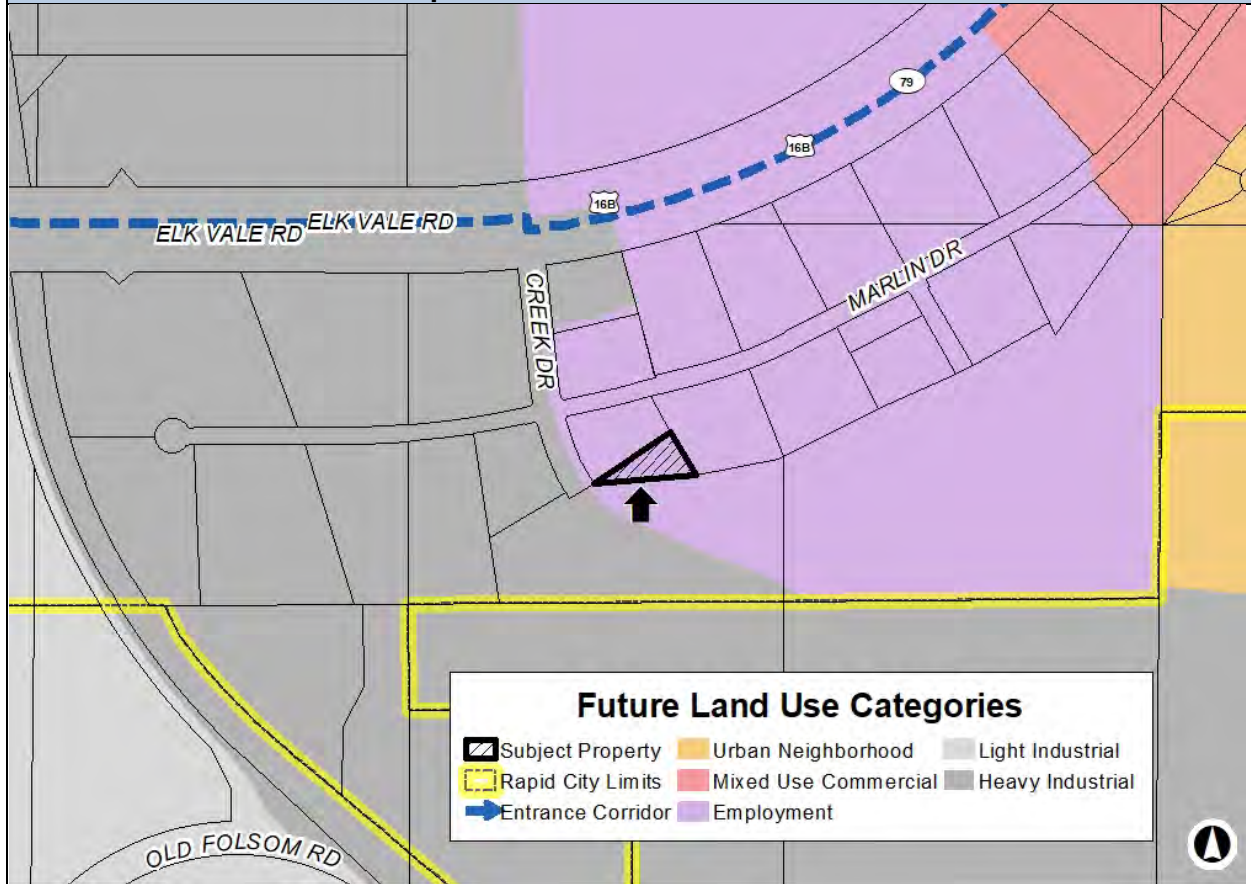
Zoning Map



Existing Land Uses



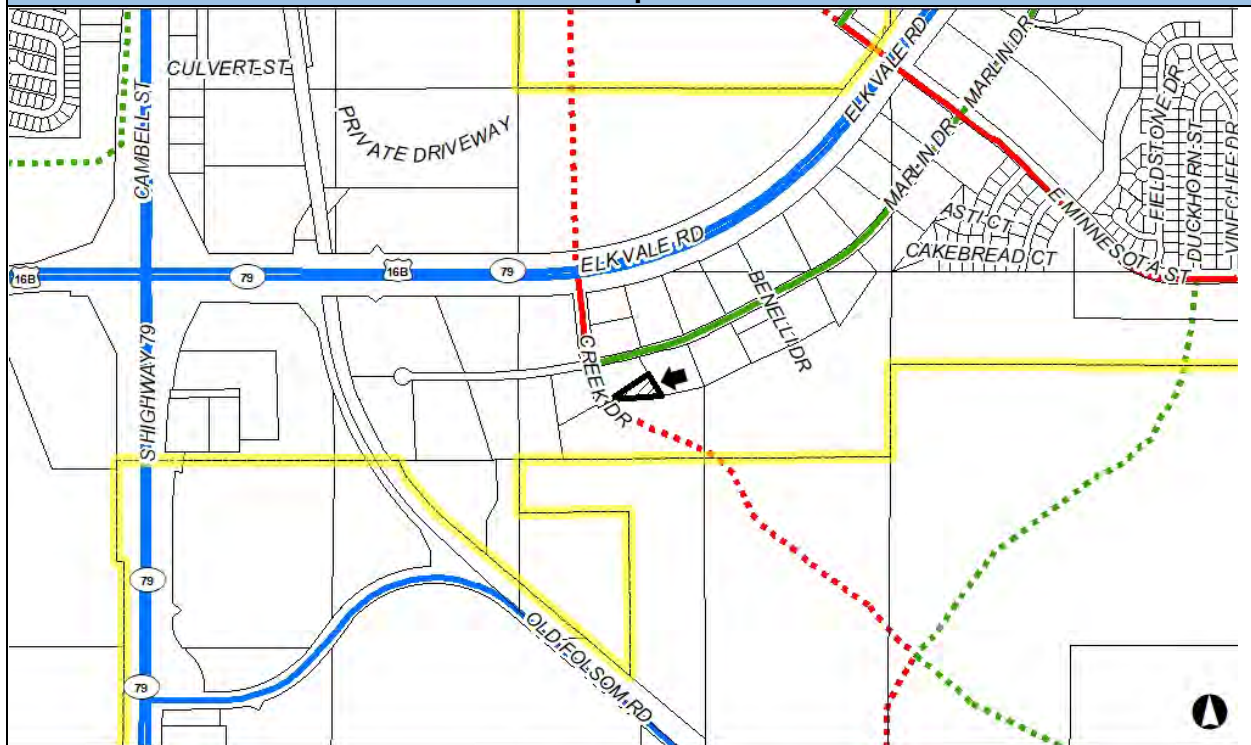
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Light Industrial
- Rapid City Limits
- Mixed Use Commercial
- Heavy Industrial
- Entrance Corridor
- Employment

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector







| 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 | 27,007 square feet | |
| Lot Frontage / Lot Width | N/A | N/A | |
| Maximum Building Heights | 4 stories, 45 feet | N/A | |
| Maximum Density | 75% | 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 | Pursuant to RCMC | None proposed | |
| Fencing | Pursuant to RCMC | None proposed | |

| Planning Commission Criteria and Findings for Approval or Denial | |
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| 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. | In 2013, City water and sewer were extended along Marlin Drive. More recently, Marlin Drive has been paved. With the completion of the infrastructure improvements, the conditions of the area have changed supporting development. |
| 2. The proposed amendments shall be consistent with the intent and purposes of this title. | The Future Land Use Designation of the property is presently Employment, but this area has seen a rapid expansion of Light Industrial uses, and it is expected that the Future Lan Use Plan will be revised in the next periodic update to reflect this area's status as an industrial corridor. The current zoning supports this status, as the properties located to the east are zoned Light Industrial District and several existing Heavy Industrial District uses lie to the west of the property. For these reasons, the requested Rezoning is in compliance with the 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 Light Industrial District requires that use(s) be designed to ensure that noise, odor, dust and glare are completely confined within an enclosed building. In addition, the adjacent streets have been constructed in compliance with the City's adopted Infrastructure Design Criteria Manual and utilities are currently in place to serve future development of the lots. As such, the proposed amendment should not adversely affect any other part of the City, nor create any direct or indirect adverse effects. |

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| 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. | Marlin Drive is identified as a collector street on the City's Major Street Plan. In addition, Creek Drive is classified as a proposed minor arterial street. As a part of platting the property, the streets have been constructed in compliance with the Infrastructure Design Criteria Manual. In addition, water and sewer have been extended in compliance with the City's Utility Plan. Any future development of the property must address drainage to ensure that it is designed in compliance with the City's Drainage Plan. Rezoning the property as proposed does not conflict with the development plan(s) of Rapid City. |
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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

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|  | A Balanced Pattern of Growth |
| BPG-3.1A | Balanced Uses: The proposed Rezoning request supports a balanced mix of commercial, employment and industrial uses for this area. |
| BPG-1.1A | Compact Growth: Rezoning the property as proposed will encourage compact growth and infill development within the established city limits. This discourages outward leapfrog development and limits the extension of newly developed urban services beyond the City's Urban Services Boundary. |
|  | A Vibrant, Livable Community |
| LC-1.3B | Entrance Corridor Coordination: Elk Vale Road is identified as an entrance corridor providing access from Interstate 90 to the northeast area of the City. The subject property is located one block south of Elk Vale Road. The properties located directly adjacent to Elk Vale Road are currently zoned General Commercial District, providing a buffer between the entrance corridor and future light industrial uses on the subject property. Rezoning the property as requested will allow for a mix of commercial and light industrial use(s) to serve the surrounding community making this area along Elk Vale Road an integrated and productive part of our community. |
|  | A Safe, Healthy, Inclusive, and Skilled Community |
| | N/A |
|  | Efficient Transportation and Infrastructure Systems |
| TI-2.1A | Major Street Plan Integration: The adjacent streets have been constructed in compliance with the Infrastructure Design Criteria Manual and pursuant to the Major Street Plan. This ensures that an efficient roadway network is in place to support the transportation needs of the area as it continues to develop. |
|  | Economic Stability and Growth |
| EC-3.1A | <u>Employment Areas</u> : Rezoning the property as proposed will encourage employment growth for this area of the community. |
|  | Outstanding Recreational and Cultural Opportunities |
| | N/A |



Responsive, Accessible, and Effective Governance

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| 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

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| Future Land Use Plan Designation(s): | Employment. |
| Design Standards: | |
| GDP-EA1 | The Future Land Use Designation of the property is presently Employment, but this area has seen a rapid expansion of Light Industrial uses, and it is expected that the Future Lan Use Plan will be revised in the next periodic update to reflect this area’s status as an industrial corridor. The properties located to the east are currently zoned Light Industrial District, and the existing Heavy Industrial District located just west of the subject property. Rezoning the subject property to Light Industrial District and facilitating the growth of a healthy industrial corridor in this area through the requested Rezoning is in compliance with the adopted Comprehensive Plan and anticipated updates to the Future Land Use Plan. |

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

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| Neighborhood: | Southeast Connector |
| Neighborhood Goal/Policy: | |
| SEC-NA1.1D | Mixed Use Development: The proposed rezoning request will support a balanced mix of commercial, employment and industrial uses for this area. |

Findings

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| The Development Review Team recommends that the request to rezone the property from General Agriculture District to Light Industrial District be approved for the following reasons: | |
| • | The properties located to the east are currently zoned Light Industrial District, and the existing Heavy Industrial District located just west of the subject property. Rezoning this lot to Light Industrial District and facilitating the growth of a healthy industrial corridor in this area through the requested Rezoning is in compliance with the adopted Comprehensive Plan and anticipated updates to the Future Land Use Plan. |
| • | The proposed rezoning request allows a mix of commercial, light industrial and employment services. |
| • | Rezoning the property as proposed will encourage compact growth and infill development within the established city limits. This discourages outward leapfrog development and limits the extension of newly developed urban services beyond the City’s Urban Services Boundary. |

Recommendation to the Planning Commission

The Development Review Team recommends that the Rezoning request be approved.