



Rapid City Planning Commission

Rezoning Project Report

February 4, 2021

Item #4
Applicant Request(s)
Case #21RZ001 – Rezoning request from General Agricultural District to Light Industrial District Companion Case(s): N/A

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

Project Summary Brief
<p>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 8.3 acres in size. The City’s adopted Future Land Use Map shows the area as suitable for Light Industrial development.</p> <p>The property is located approximately 750 feet south of the intersection of Creek Drive and Centre Street. Currently, the property is void of any structural development.</p>

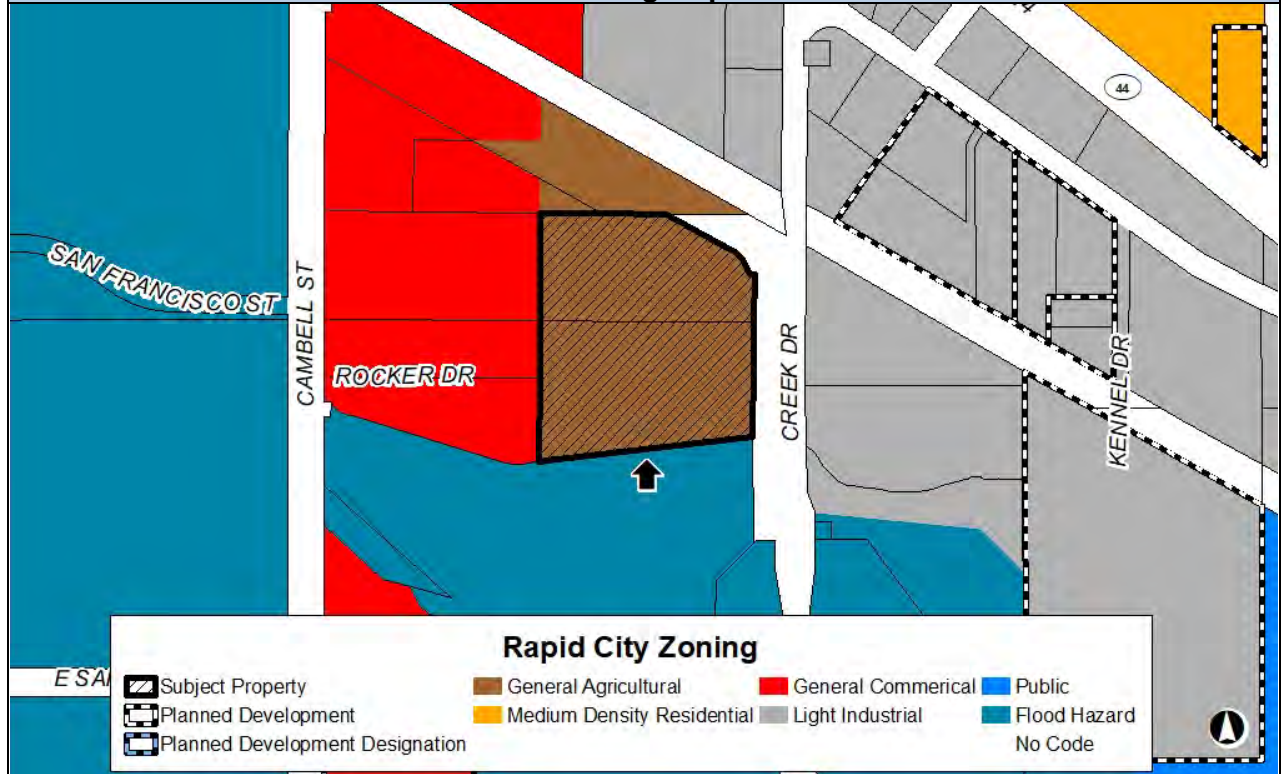
Applicant Information	Development Review Team Contacts
Applicant: David and Cara Wise	Planner: Fletcher Lacock
Property Owner: David and Cara Wise	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Keith Johnson	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 750 feet south of the intersection of Centre Street and Creek Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Bradsky #2
Land Area	8.3 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from south to north approximately 10 feet
Access	Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	Federally designated 500-year floodplain

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LI	Void of structural development
Adjacent North	GA	MUC	Drainage and right-of-way
Adjacent South	FH	LI	Void of structural development
Adjacent East	LI	LI	Industrial buildings
Adjacent West	GC	MUC	Commercial buildings

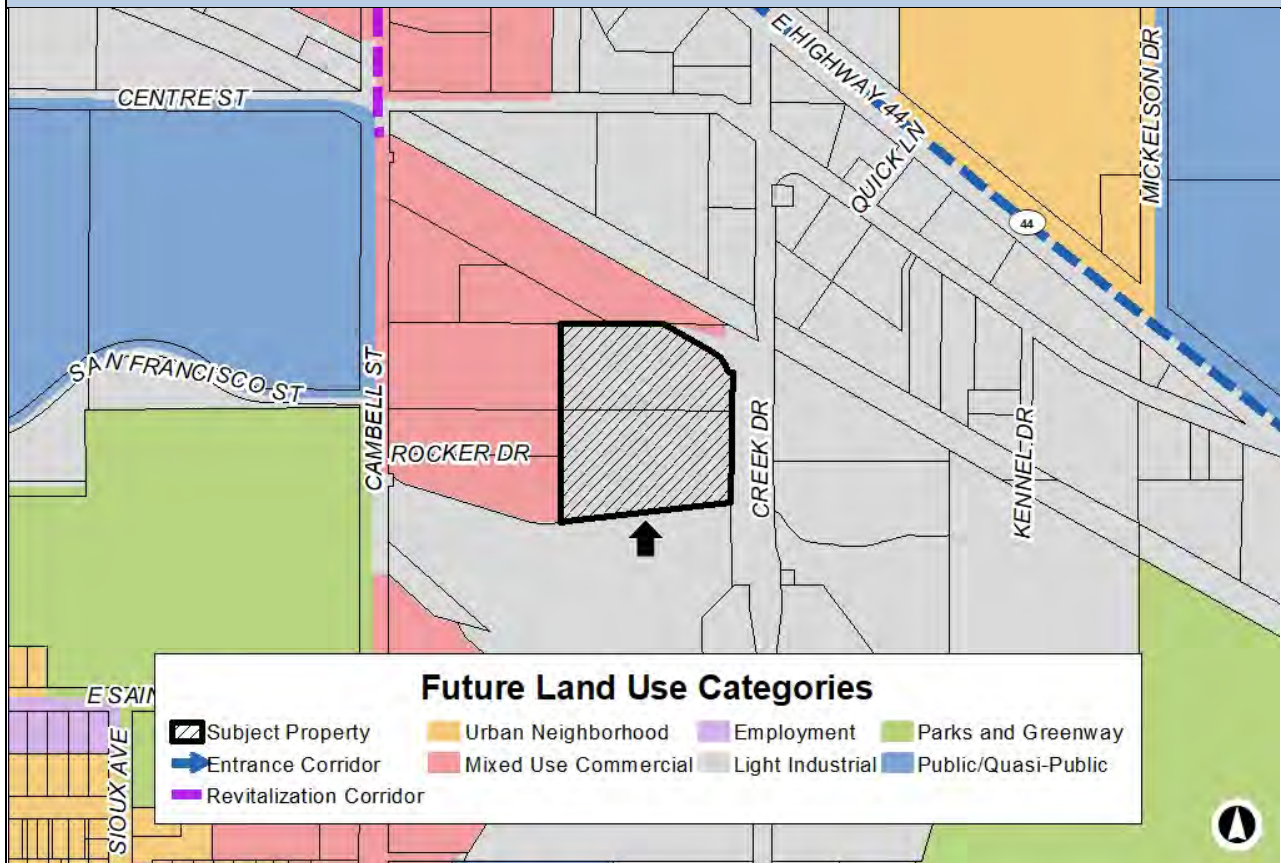
Zoning Map



Existing Land Uses



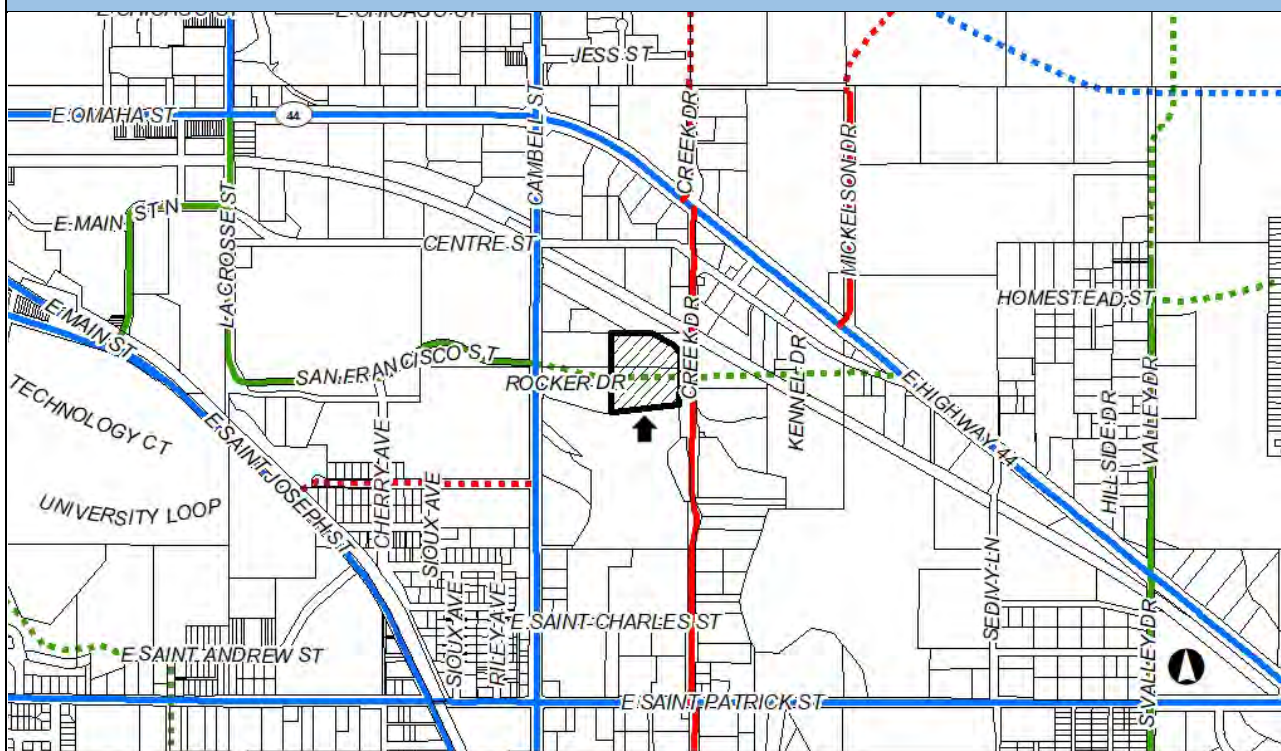
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Employment
- Parks and Greenway
- Entrance Corridor
- Mixed Use Commercial
- Light Industrial
- Public/Quasi-Public
- Revitalization Corridor

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Minor arterial
- Collector
- Principal arterial
- Proposed collector
- Proposed minor arterial
- Proposed principal arterial







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	162,043 sf / 199,505 sf
Lot Frontage / Lot Width		N/A	450 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		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 property is currently zoned General Agricultural District. The Future Land Use designation of the property is Light Industrial. The applicant has indicated that they intend to develop the property with paved storage. As such, the applicant has submitted this Rezoning request to Light Industrial District.
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 Light Industrial. 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 amendment.	The property is located adjacent to Creek Drive which will serve as the primary access to the property. Creek Drive is identified as a Minor Arterial Street on the City's Major Street Plan. The applicant should be aware that the City's Major Street Plan identifies a proposed Collector Street which crosses the subject property from east to west. The applicant should consult Transportation Planning staff regarding the proposed Collector Street and potential development impacts. It does not appear that the amendment will adversely affect any other part of the City.

<p>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.</p>	<p>The subject property is located adjacent to an existing industrial corridor and is served by Rapid City water and sewer. Most of the property is located in the Federally Designated 500-year Floodplain. A small portion of the property is located in the Federally Designated 100-year Floodplain and will require that a Floodplain Development Permit be obtained prior to issuance of a Building Permit. The applicant should be aware that Creek Drive is not constructed to City Street Standards. A Building Permit will require the installation of sidewalk or a Variance from City Council must be obtained.</p>
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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	
	<p align="center">A Balanced Pattern of Growth</p>
<p>BPG-1.1A</p>	<p>Compact Growth – The property is located along Creek Drive within the City’s Urban Services Boundary. The Rezoning request supports infill development.</p>
	<p align="center">A Vibrant, Livable Community</p>
	<p>N/A</p>
	<p align="center">A Safe, Healthy, Inclusive, and Skilled Community</p>
	<p>N/A</p>
	<p align="center">Efficient Transportation and Infrastructure Systems</p>
<p>T1-2.1A</p>	<p>Major Street Plan Integration – Creek Drive is identified as a Minor Arterial Street on the City’s Major Street Plan. The City’s Major Street Plan also identifies a proposed Collector Street which would bisect the subject in an east / west direction. Any future subdivision of the property will require that the right-of-way for the street be dedicated and that the street be constructed to Collector street standards.</p>
	<p align="center">Economic Stability and Growth</p>
	<p>N/A</p>
	<p align="center">Outstanding Recreational and Cultural Opportunities</p>
	<p>N/A</p>



Responsive, Accessible, and Effective Governance

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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Light Industrial
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Design Standards:

N/A	The City’s Future Land Use Plan identifies the appropriate use of the property as Light Industrial. The applicant has indicated that the property will be developed as indoor and outdoor storage which is identified as a permitted use in the Light Industrial District.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector Neighborhood Area
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Neighborhood Goal/Policy:

SEC-NA1.1B	Employment Area - The proposed Rezoning supports the goal of expanding Light Industrial uses and in the Southeast Connector Neighborhood Area.
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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 Future Land Use designation of the property is Light Industrial. The subject property is located within the Urban Services Boundary with access to Creek Drive and Rapid City water and sewer. The applicant should be aware that the City’s Major Street Plan identifies a proposed Collector Street crossing the property and will need to consult with Transportation Planning staff to remove, relocate, or maintain the location of the proposed street prior to obtaining a Building Permit.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.