



Rapid City Planning Commission

Rezoning Project Report

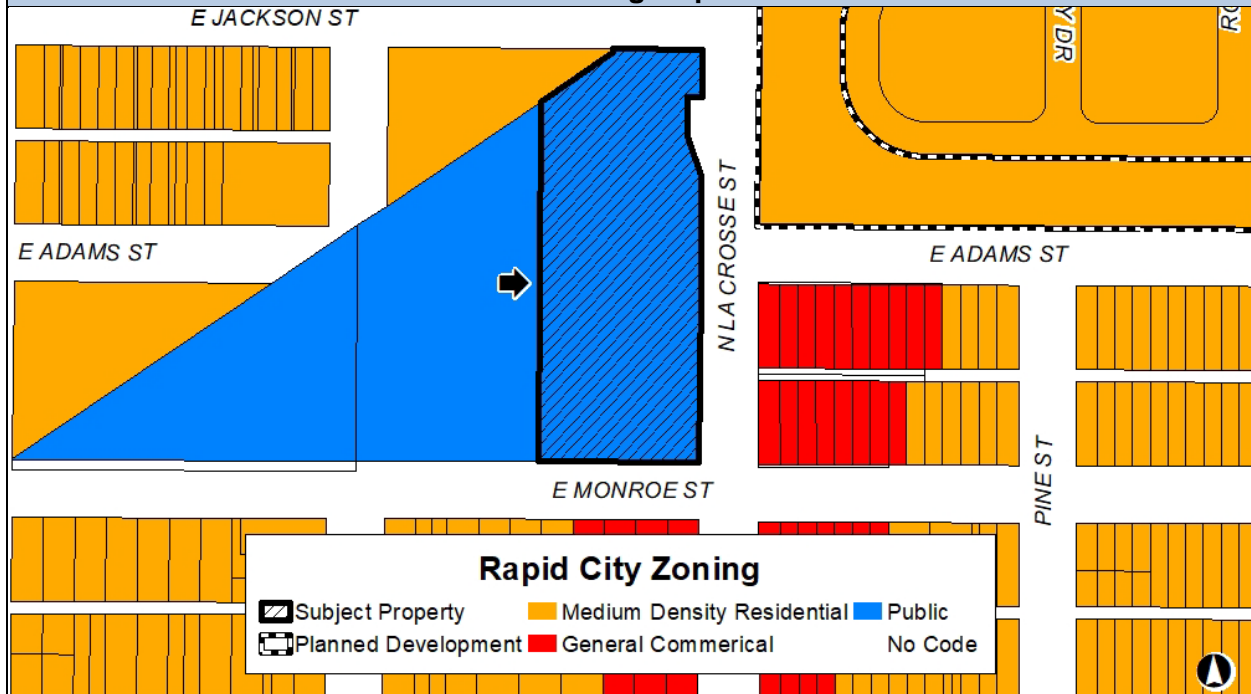
February 18, 2021

Item #4	
Applicant Request(s)	
Case #21RZ007 – Rezoning request from Public District to General Commercial District	
Companion Case(s) – N/A	
Development Review Team Recommendation(s)	
Staff recommends Planning Commission acknowledge the applicant’s withdrawal of the application.	
Project Summary Brief	
<p>(Update: 3/9/21- All revised text is shown in bold text) This item was continued to the March 25, 2021 Planning Commission meeting to confirm whether the applicant qualified as a non-profit organization and to ensure that their intended use was permitted within the Public District. Both of these have been confirmed. As such, on February 22, 2021, the applicant withdrew the application. Staff recommends that the Planning Commission acknowledge the withdrawal of the Rezoning request.</p> <p>The applicant has submitted a Rezoning request to change the zoning designation from Public District to General Commercial District for a parcel of land approximately 2.88 acres in size.</p> <p>The property is located at 725 N. La Crosse Street, northwest of the intersection of E. Monroe Street and N. La Crosse Street. Currently, the property is developed with a 12,500 square foot building that formerly housed a City/County detox facility.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Great Plains Tribal Leaders Health Board	Planner: Marty Gillies
Property Owner: Great Plains Tribal Leaders Health Board	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: Dream Design International, Inc.	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	725 N. La Crosse Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Wises Addition Subdivision
Land Area	2.88 acres
Existing Buildings	Former City/County drug and alcohol program building
Topography	Relatively level
Access	N. La Crosse Street and E. Monroe Street
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	Public	P/QP – Revitalization Corridor	Former City/County drug and alcohol program building
Adjacent North	MDR	LI	Railroad tracks
Adjacent South	GC	MUC – Revitalization Corridor	Commercial structure
Adjacent East	GC/MDR - PD	UN/MUC – Revitalization Corridor	Mobile home residential dwellings & commercial structures
Adjacent West	Public	P/QP	Community Health Center

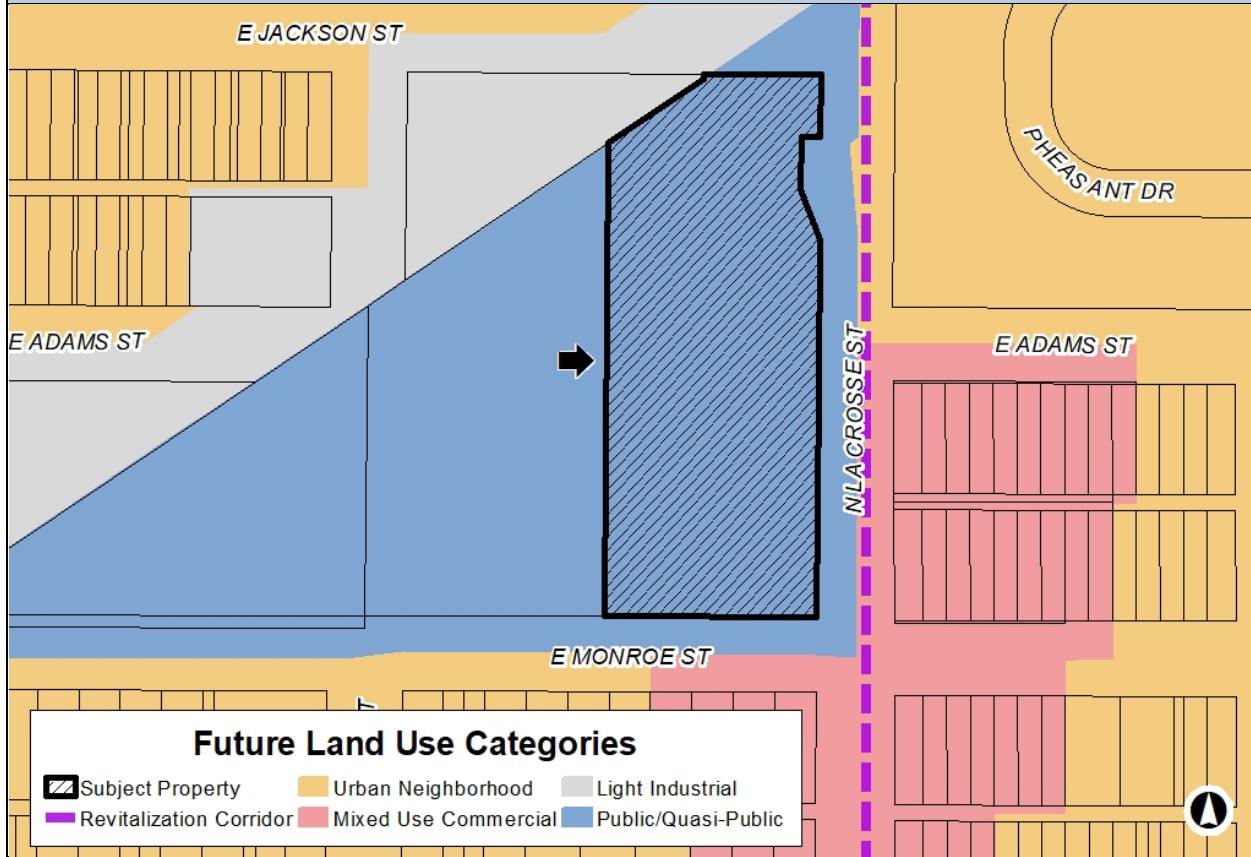
Zoning Map



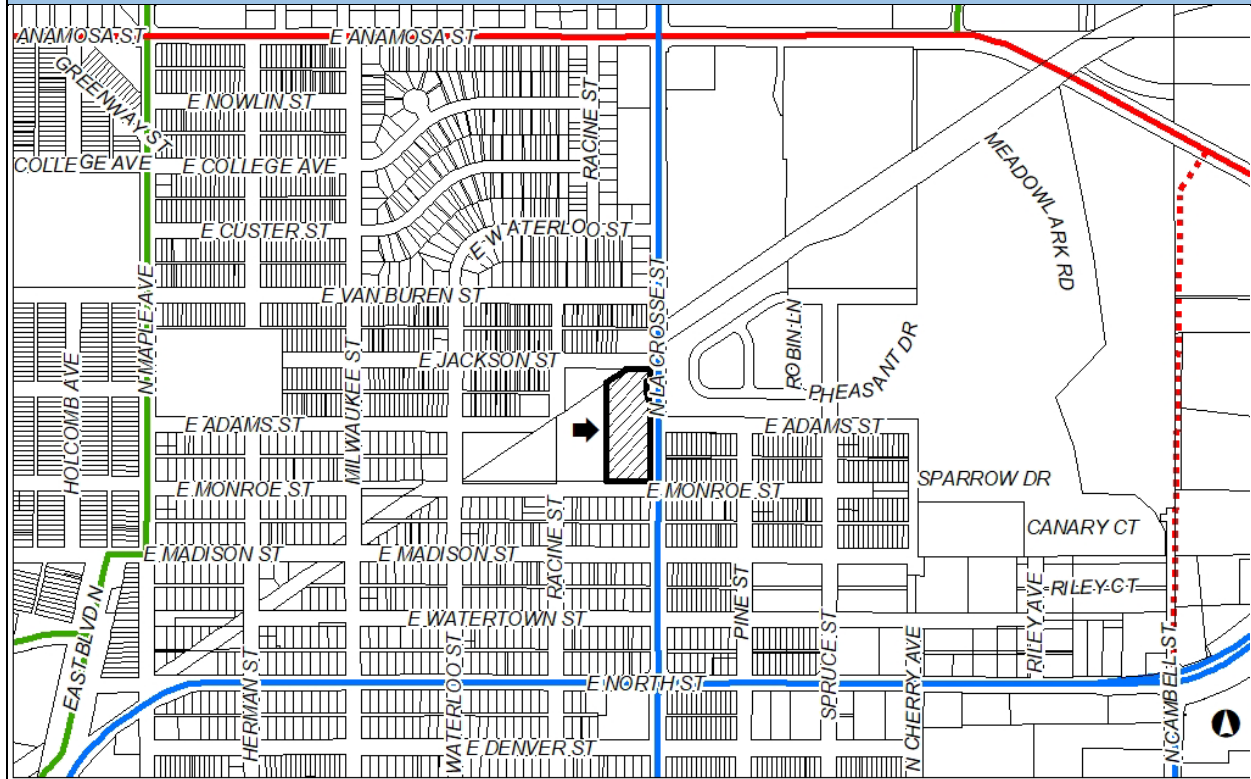
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	2.88 acres	
Lot Frontage / Lot Width	N/A	225 feet	
Maximum Building Heights	4 stories or 45 feet	1 story	
Maximum Density	75%	10%	
Minimum Building Setback:			
• Front	25 feet	78 feet	
• Rear	15 feet	48 feet	
• Side	25 feet	160 feet	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	As per RCMC 17.50.300	Existing conforming	
• # of landscape islands	As per RCMC 17.50.270	2	
Minimum Parking Requirements:			
• # of parking spaces	As per RCMC 17.50.270	82	
• # of ADA spaces	As per RCMC 17.50.270	4	
Signage	As per RCMC 17.50.080	Existing conforming	
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 was previously owned by Pennington County. However, the County sold the property to Great Plains Tribal Leaders Health Board, an organization which is not considered to be a government organization. Therefore, the property must be rezoned from the Public District to General Commercial District. The property is currently developed with a 12,500 square foot building that formerly housed a City/County drug and alcohol program. This building is slated to serve as a temporary home for clinical services provided by the Great Plains Tribal Leaders Health Board.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Plan designation of the property is Public/Quasi-Public, which does not support a rezone to General Commercial. However, the intended use of the structure on this property is as a community health center, which is identified as a primary use in the Public/Quasi-Public District. Furthermore, the Future Land Use planners support amending the Future Land Use designation of this property to Mixed-Use Commercial in the next periodic update to support the emergence of a revitalized commercial corridor in the area.

<p>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.</p>	<p>N. La Crosse Street is identified as a Principal Arterial Street on the City's Major Street Plan and as a Revitalization Corridor. N. La Crosse is an established commercial corridor. The proposed Rezoning request would extend this zoning boundary to the north while allowing the structure on the property to continue functioning as a community health center. The proposed amendment will not adversely affect the community.</p>
<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 Comprehensive Plan allows for flexibility in interpretation of land use boundaries. Staff has reviewed this request and supports rezoning this property to ensure the continued provision of necessary community health services at this location. Furthermore, the Future Land Use planners support amending the Future Land Use designation of this property update to Mixed-Use Commercial in the next periodic update to support the emergence of a revitalized commercial corridor in the area.</p>

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:

<p align="center">Comprehensive Plan Conformance – Core Values Chapters</p>	
	<p align="center">A Balanced Pattern of Growth</p>
<p>N/A</p>	
	<p align="center">A Vibrant, Livable Community</p>
<p>LC-5.2A</p>	<p>Priority Revitalization Corridors: N. La Crosse Street is identified on the Comprehensive Plan as a Revitalization Corridor. The Rezoning request to allow a community health center along this corridor promotes the Comprehensive Plan's goals of supporting reinvestment and active occupancy in underutilized activity centers, and does so by engaging and serving neighborhood residents. Permitting the proposed use by supporting the rezoning request will serve to encourage rehabilitation of the N. La Crosse Street corridor.</p>
	<p align="center">A Safe, Healthy, Inclusive, and Skilled Community</p>
<p>SHIS-3.3A</p>	<p>Facility Coordination: Siting the Great Plains Tribal Health Board's clinical services at this location will maximize efficiency and client access. This use at this location will be convenient for clients and promote community health & wellness.</p>
	<p align="center">Efficient Transportation and Infrastructure Systems</p>
<p>TI-2.1A</p>	<p>Major Street Plan Integration: N. La Crosse Street, which will serve as the primary access for this property, is identified as a Principal Arterial Street on the City's Major Street Plan and is designed to accommodate commercial traffic.</p>
	<p align="center">Economic Stability and Growth</p>
<p>N/A</p>	
	<p align="center">Outstanding Recreational and Cultural Opportunities</p>

	N/A
 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.
Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Public/Quasi-Public
Design Standards:	
N/A	The proposed use at this location, a community health center, is identified as a primary use in the Public/Quasi-Public designation. However, this community health center will be owned by the Great Plains Tribal Health Board and will serve Rapid City's native population. The Public District only allows facilities which serve the public and are operated by the federal government, the state government, county government, or the City of Rapid City. Because the Great Plains Tribal Health Board now owns the property, it must be rezoned to General Commercial District. While General Commercial is not identified as a primary or secondary zoning district in the Public/Quasi Public designation, it is the primary zoning district for Mixed Use Commercial. The Future Land Use planners support amending the Future Land Use designation of this property to Mixed-Use Commercial in the next periodic update to support the emergence of a revitalized commercial corridor in the area. Because of this pending update, which will extend the existing commercial corridor to include the subject property, staff supports this Rezoning request.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Reinvestment Areas: The proposed Rezoning request supports the Comprehensive Plan goal of emphasizing reinvestment and active occupancy in the Revitalization Corridor along N. La Crosse Street in the North Rapid Neighborhood Area.

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 is proposing to Rezone the subject property from Public District to General Commercial District in order to maintain the existing community health center use of the property. As noted previously, while General Commercial is not identified as a primary or secondary zoning district in the Public/Quasi Public designation, it is the primary zoning district for Mixed Use Commercial. The Future Land Use planners support amending the Future Land Use designation of this property to Mixed-Use Commercial in the next periodic update to support the emergence of a revitalized commercial corridor in the area. Because of this pending update, which will extend the existing commercial corridor to include the subject property, staff supports this Rezoning request.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved. Staff recommends that the applicant's withdrawal of the Rezoning request be acknowledged.	