



# Rapid City Planning Commission

## Rezoning Project Report

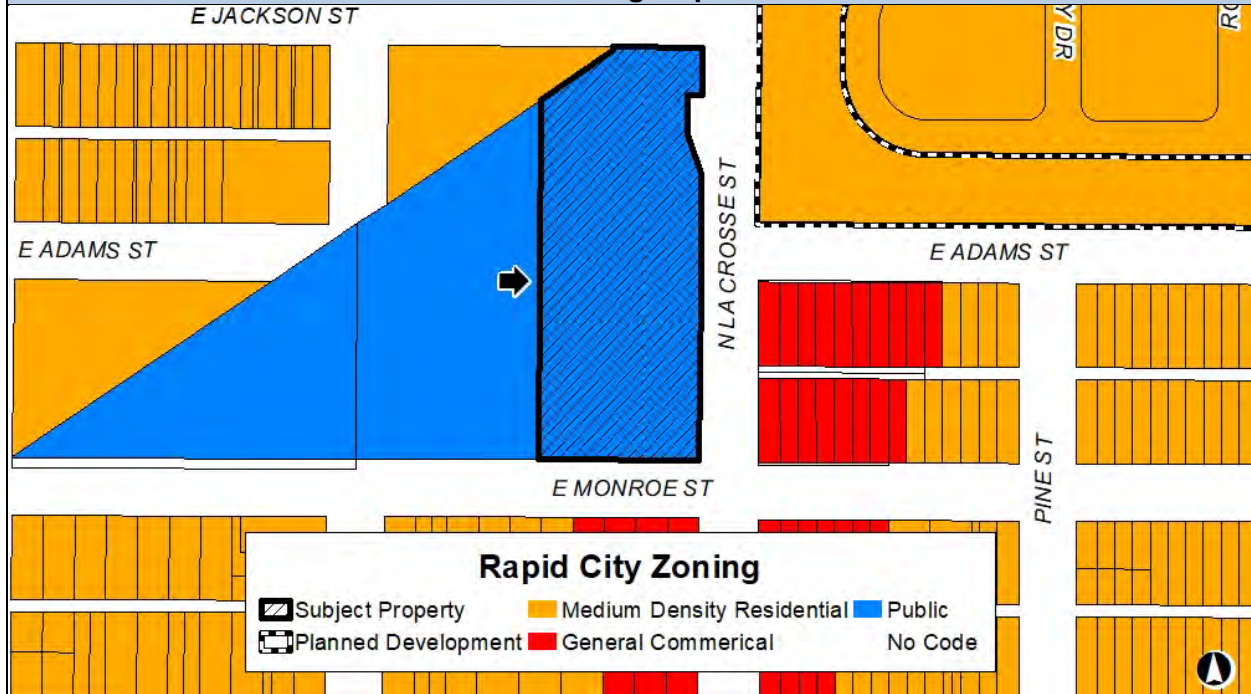
February 18, 2021

| <b>Item #4</b>  |  |
|---|--|
| <b>Applicant Request(s)</b>   |  |
| Case #21RZ007 – Rezoning request from Public District to General Commercial District  |  |
| Companion Case(s) – N/A   |  |
| <b>Development Review Team Recommendation(s)</b>  |  |
| Staff recommends that the Rezoning request be approved.   |  |
| <b>Project Summary Brief</b>  |  |
| 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.  |  |
| 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. |  |
| <b>Applicant Information</b>  | <b>Development Review Team Contacts</b>              |
| 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                                  |
| <b>Subject Property Information</b>   |  |
| 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**

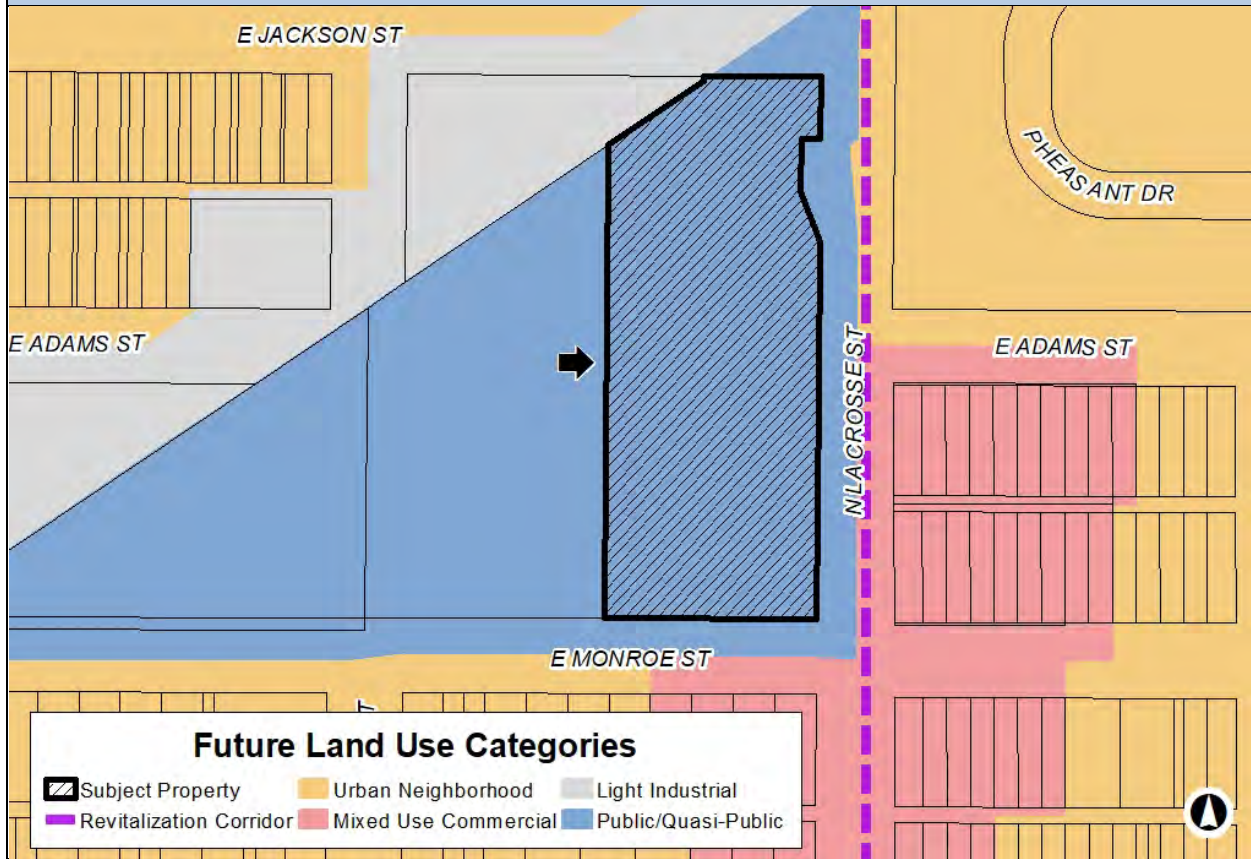


**Existing Land Uses**

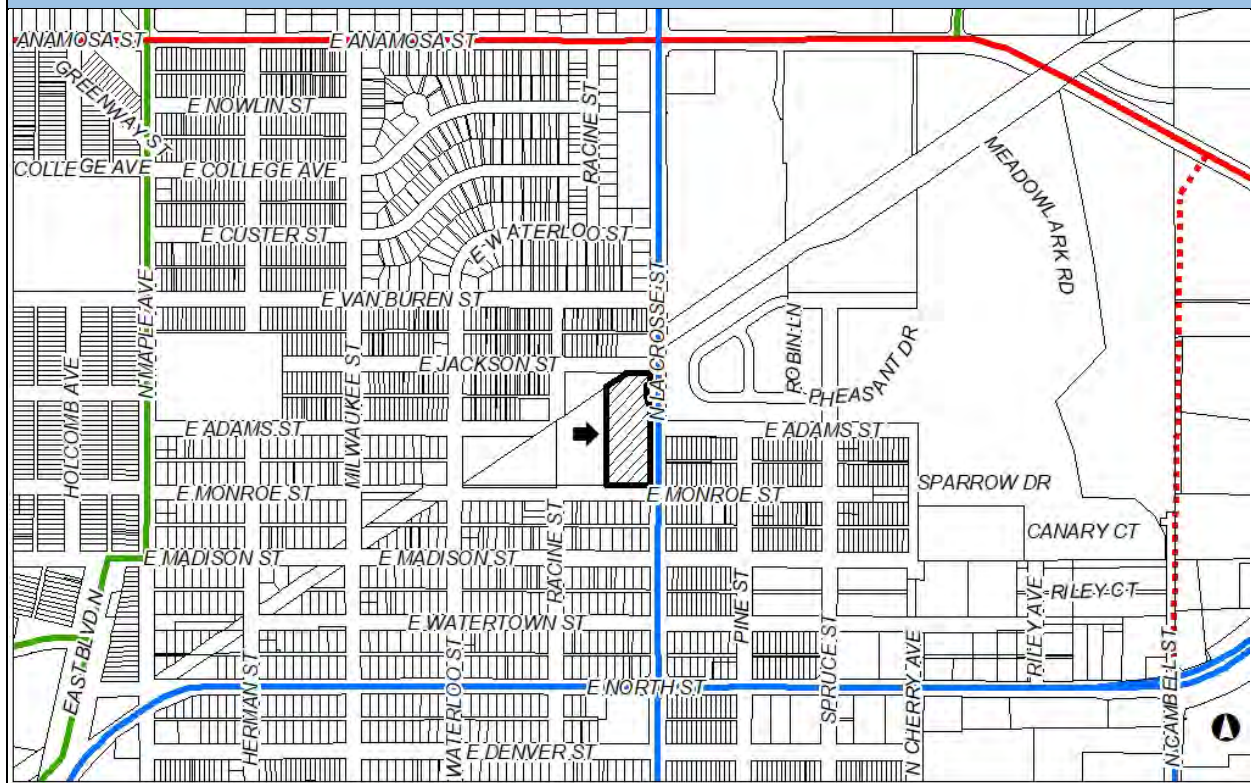




## Comprehensive Plan Future Land Use



## 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:**

| <b>Comprehensive Plan Conformance – Core Values Chapters</b>                        |   |
|---|---|
|    | <b>A Balanced Pattern of Growth</b>   |
|   | N/A   |
|  | <b>A Vibrant, Livable Community</b>   |
| <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> |
|  | <b>A Safe, Healthy, Inclusive, and Skilled Community</b>  |
| <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 &amp; wellness.</p>  |
|  | <b>Efficient Transportation and Infrastructure Systems</b>  |
| <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>  |
|  | <b>Economic Stability and Growth</b>  |
|   | N/A   |
|  | <b>Outstanding Recreational and Cultural Opportunities</b>  |



|   |   |
|---|---|
|   | N/A   |
|  <b>Responsive, Accessible, and Effective Governance</b> |   |
| 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.   |
| <b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>   |   |
| <b>Future Land Use Plan Designation(s):</b>   | Public/Quasi-Public   |
| <b>Design Standards:</b>  |   |
| 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. |

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| <b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b> |  |
| <b>Neighborhood:</b>   | North Rapid Neighborhood Area  |
| <b>Neighborhood Goal/Policy:</b>   |  |
| 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. |

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|--|--|
| <b>Findings</b>  |  |
| 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. |  |

|  |  |
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| <b>Planning Commission Recommendation and Stipulations of Approval</b> |  |
| Staff recommends that the Rezoning request be approved.                |  |