



Rapid City Planning Commission

Rezoning Project Report

March 25, 2021

Item #6
Applicant Request(s)
Case #21RZ010 – Rezoning request from Light Industrial District to General Commercial District
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved.

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from Light Industrial District to General Commercial District for a parcel of land approximately 49.0 acres in size. The Future Land Use Plan identifies the appropriate use of the property as Mixed-Use Commercial. Rezoning the property to General Commercial District is in compliance with the City’s adopted Comprehensive Plan.</p> <p>The property is located south of the intersection of Seger Drive and 143 Avenue. Currently, the property is void of structural development.</p>

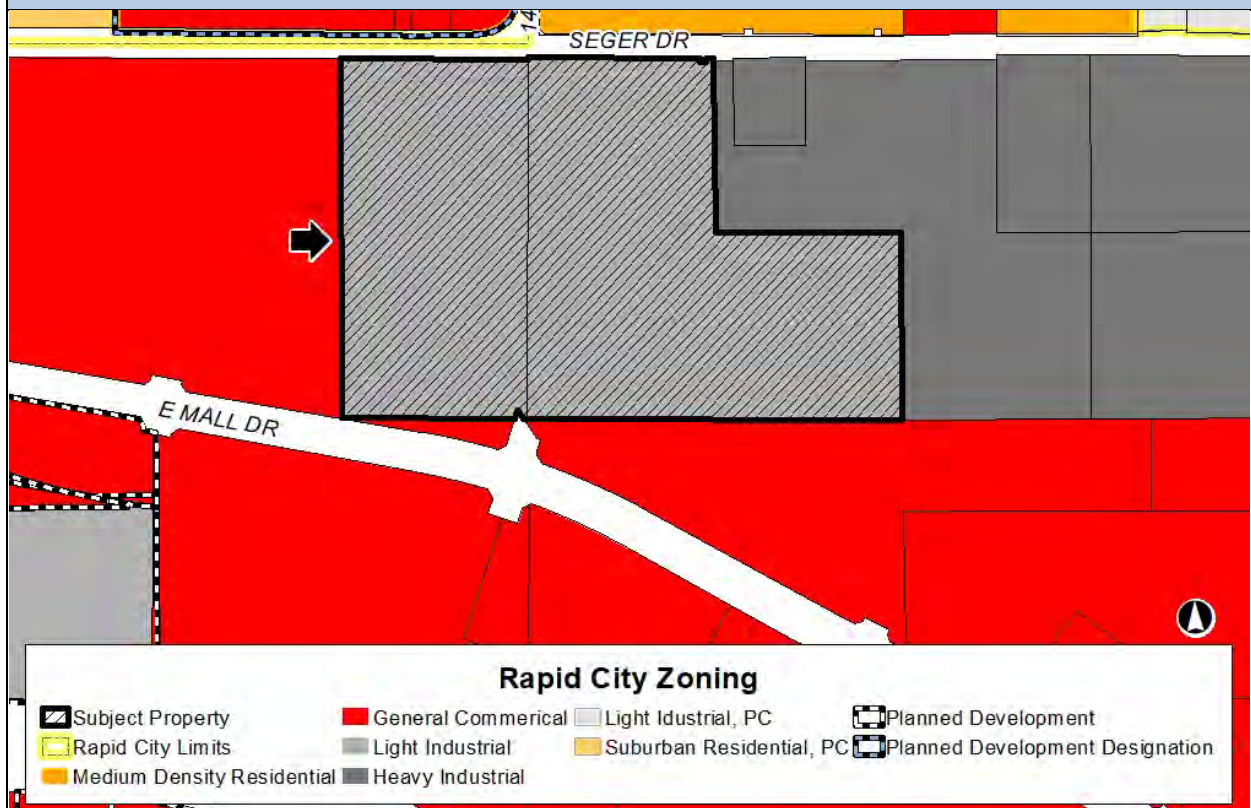
Applicant Information	Development Review Team Contacts
Applicant: Hay Land, LLC	Planner: Marty Gillies
Property Owner: Hay Land, LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Ferber Engineering Company	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of the intersection of Seger Drive and 143 Avenue
Neighborhood	Northeast Neighborhood Area
Subdivision	Sections 29 & 30, T2N, R8E
Land Area	49.0 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	Seger Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

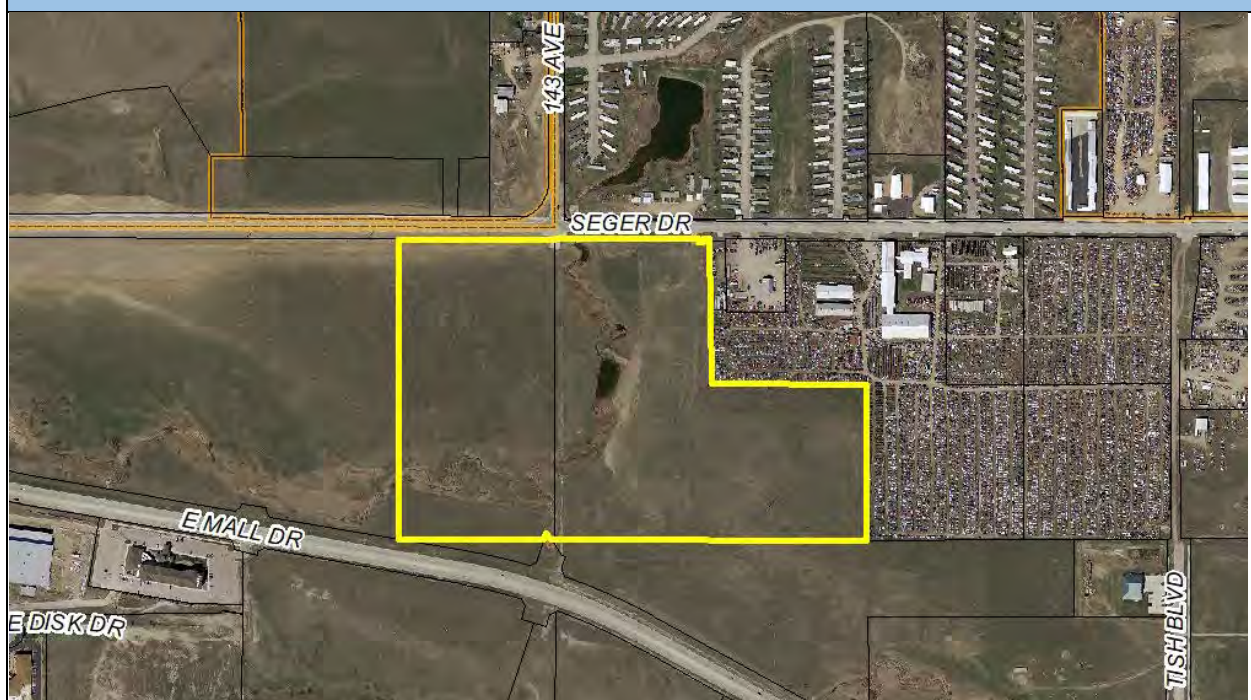
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	MUC	No structural development
Adjacent North	GC/MDR	UN	Mobile Home Residential
Adjacent South	GC	MUC	No structural development
Adjacent East	HI	MUC	No structural development
Adjacent West	GC	MUC	Auto Salvage

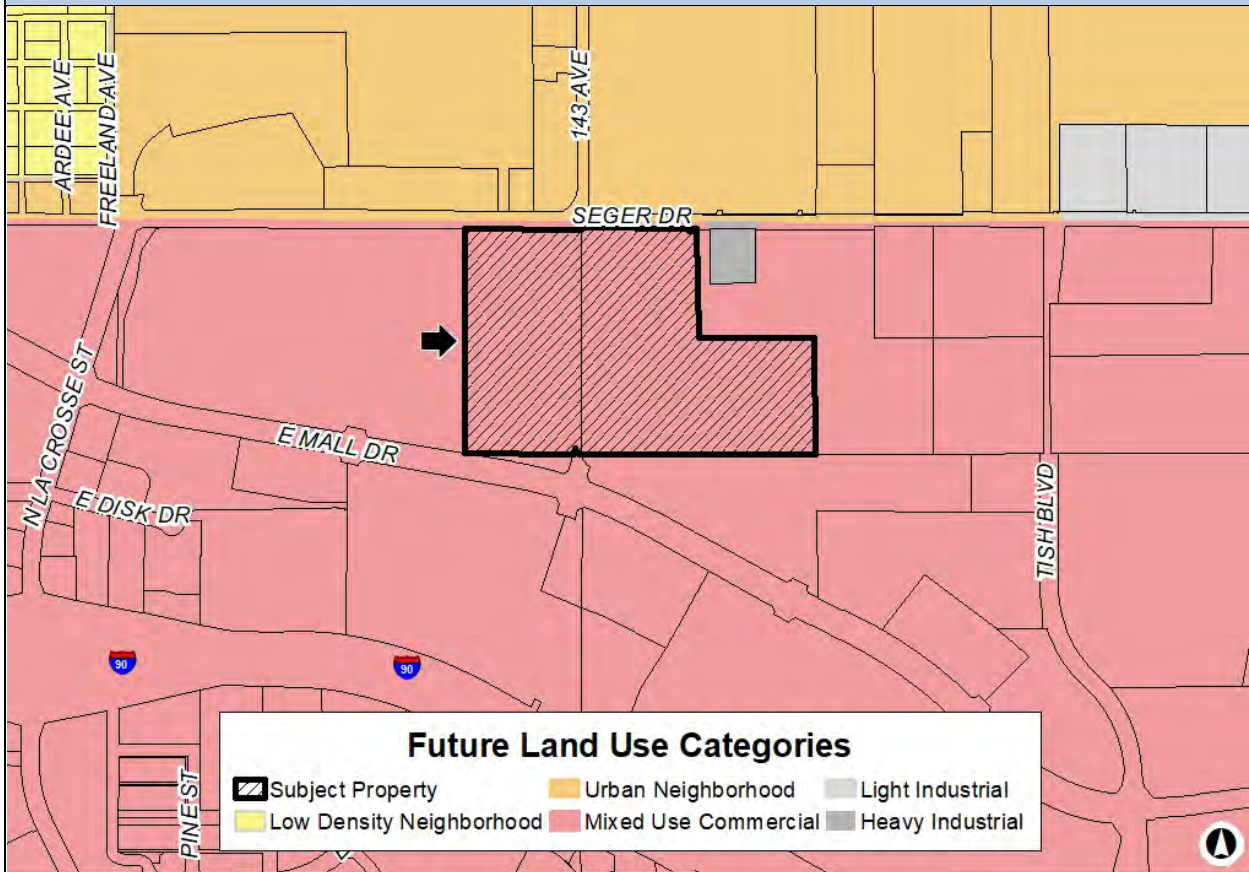
Zoning Map



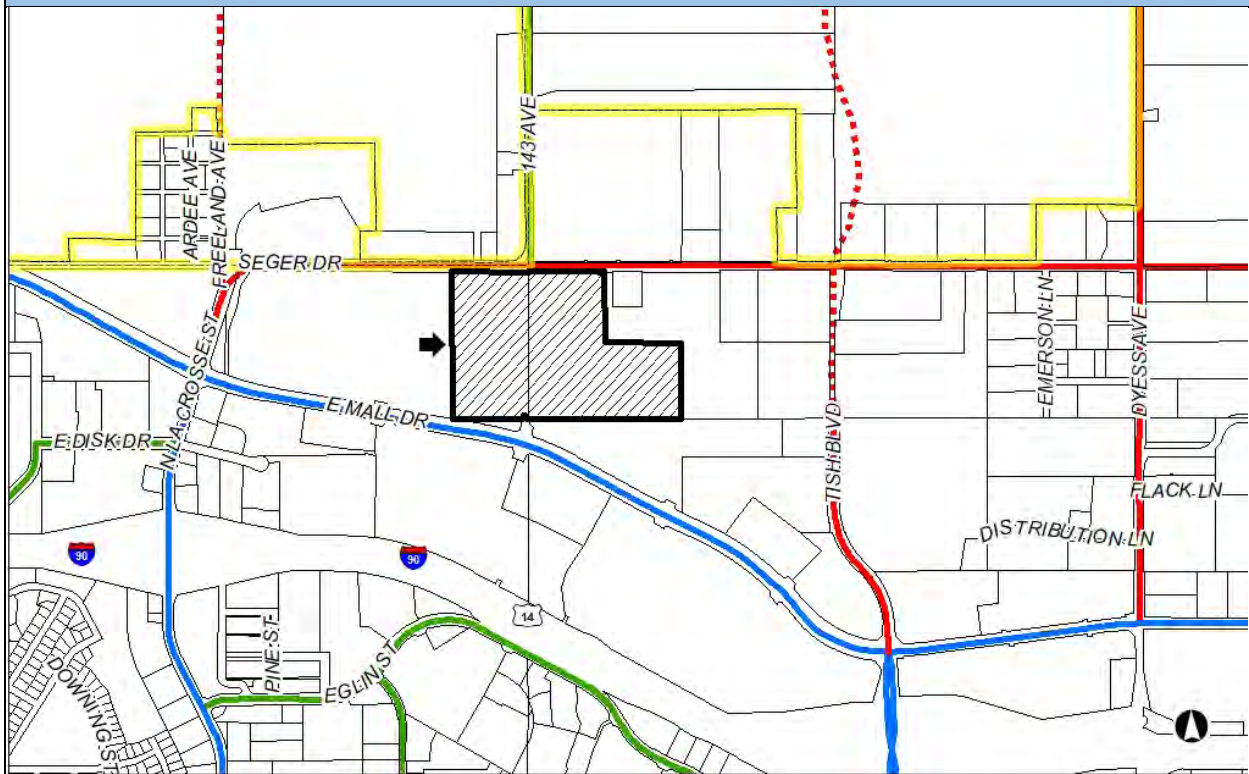
Existing Land Uses



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	49.0 acres
Lot Frontage / Lot Width		N/A	Approximately 1,250 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		0 feet	N/A
• Side		0 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 subject property is a parcel of land zoned Light Industrial District approximately and is 49 acres in size. The property is currently void of any structural 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 Mixed-Use Commercial. Seger Drive is a developing mixed-use corridor located north of U.S. Interstate 90. The proposed Rezoning request is consistent 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 property is located along Seger Drive which is identified as a Minor Arterial Street on the City's Major Street Plan. The proposed Rezoning is consistent with the adopted Comprehensive Plan and surrounding land uses. 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.	The future land use designation of the property is Mixed-Use Commercial. The proposed Rezoning to General Commercial District is in compliance with the Comprehensive Plan.		

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	
	A Balanced Pattern of Growth
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Seger Drive is identified as a Minor Arterial Street on the City’s Major Street Plan, and 143 Avenue is identified as a Collector Street. Access to the property will be from Seger Drive and/or 143 Avenue.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	The proposed Rezoning request requires that public notice be advertized 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):	Mixed-Use Commercial and Light Industrial
Design Standards:	
N/A	The future land use designation of the property is Mixed-Use Commercial. The proposed Rezoning request is consistent with the adopted Comprehensive Plan.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood Area
Neighborhood Goal/Policy:	
NE-NA1.1B	Mixed-Use Development: The proposed Rezoning request supports the Comprehensive Plan goal of creating mixed-use areas in the City. Seger Drive is a developing corridor, with the Future Land Use Plan identifying the south side of

	the street as Mixed-Use Commercial and the north side of the street as Urban Neighborhood.
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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 property is located adjacent to Seger Drive and will be served by Rapid City water and sewer services. The proposed Rezoning request from Light Industrial District to General Commercial District is in compliance with the adopted Comprehensive Plan and the goal of creating mixed-use areas in the City.

Planning Commission Recommendation and Stipulations of Approval
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Staff recommends that the Rezoning request be approved.
