



Rapid City Planning Commission

Rezoning Project Report

June 9, 2016

Item #2
Applicant Request(s)
Case # 16RZ015 – Rezoning from General Agricultural District to Light Industrial District
Companion Case(s) 16RZ016 - Rezoning from General Agricultural District to General Commercial District; 16RZ017 - Rezoning from General Agricultural District to Light Industrial District; 16PL048 – Preliminary Subdivision Plan to create four lots

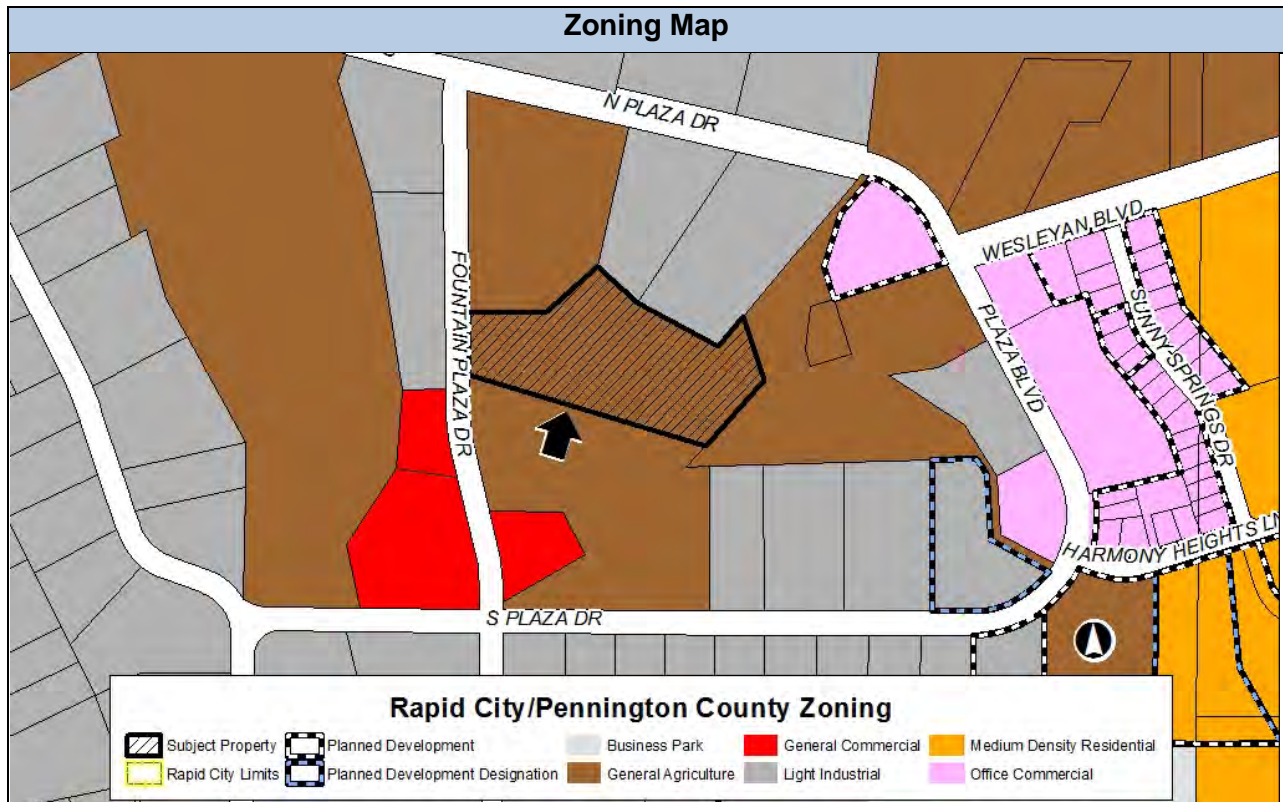
Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Light Industrial District for a portion of a property approximately 5.2 acres in size. The properties are currently void of structural development. The applicant has submitted a Preliminary Subdivision Plan (File #16PL048) to subdivide the property into four lots. The subject property is to be known as Lot 1 of Fountain Springs Square Subdivision.

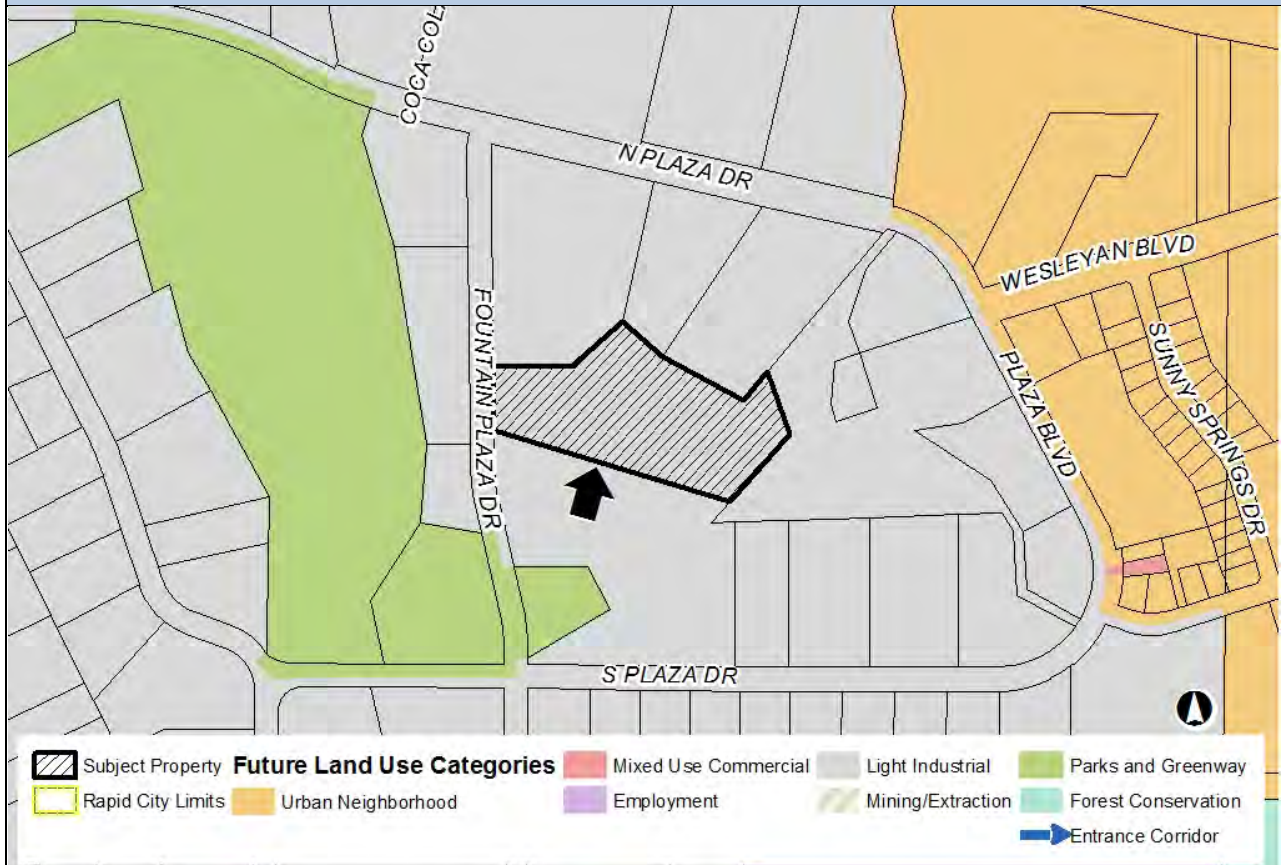
Applicant Information	Development Review Team Contacts
Applicant: Mark Simpson	Planner: Fletcher Lacock
Property Owner: Great Western Bank	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Advanced Engineering	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	North of intersection of Fountain Plaza Drive and South Plaza Drive
Neighborhood	Deadwood Avenue
Subdivision	Proposed Fountain Springs Square Subdivision
Land Area	5.2 acres (approximately 226,512 square feet)
Existing Buildings	Void of structural development
Topography	Property slopes upward from the west to east
Access	Fountain Plaza Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

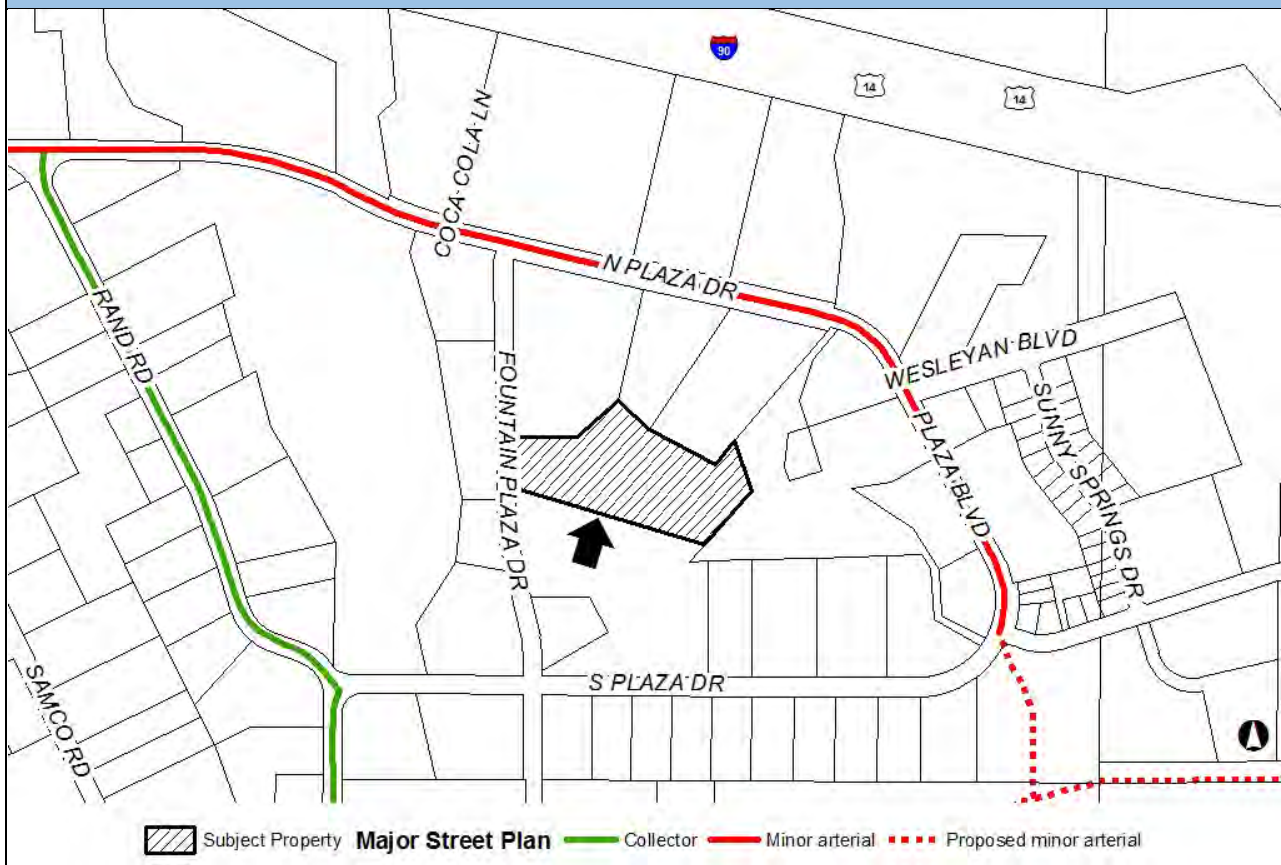
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LI	Void of structural development
Adjacent North	GA and LI	LI	Strider Bikes and land void of structural development
Adjacent South	GA	LI	Fountain Springs Golf Club
Adjacent East	GA	LI	Void of structural development
Adjacent West	LI and GC	LI	Golden West Telecommunications



Comprehensive Plan Future Land Use



Parks or Transportation Plan



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	Approximately 226,512 square feet	
Lot Frontage / Lot Width	N/A	175 feet	
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	
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 applicant has also submitted a Preliminary Subdivision Plan (File #16PL048) to subdivide the property into four lots. The future land use designation of the property is Light Industrial.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Light Industrial. 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 property is located in an existing industrial corridor. 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 Light Industrial. The proposed Rezoning to Light Industrial District is consistent 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
BPG-1.1A	Compact Growth: The property is located within an existing industrial corridor with existing streets and public utilities.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-3.1D	Other Employment Areas: As noted above, the applicant has also submitted a Preliminary Subdivision Plan to subdivide land into four lots including the subject property. The property is located within an existing industrial corridor.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	The proposed Rezoning 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):	Light Industrial
Design Standards:	
N/A	The property is located within an existing industrial corridor. The requested Rezoning to Light Industrial District is consistent with the adopted Comprehensive Plan.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Deadwood Avenue
Neighborhood Goal/Policy:	
N/A	The proposed Rezoning to Light Industrial District is consistent with the adopted Comprehensive Plan.

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 property is located within an existing industrial corridor. The proposed Rezoning to Light Industrial District is consistent with the adopted Comprehensive Plan.
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Planning Commission Recommendation and Stipulations of Approval
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Staff recommends that the Rezoning request be approved.
