



Rapid City Planning Commission

Rezoning Project Report

January 6, 2022

Item #10
Applicant Request(s)
Case #21RZ034 – Rezoning request from General Agricultural District to General Commercial District
Companion Cases: 21RZ033, 21RZ035, 21RZ036

Development Review Team Recommendation(s)
The Development Review Team recommends the Rezoning request be approved in conjunction with a Planned Development Designation.

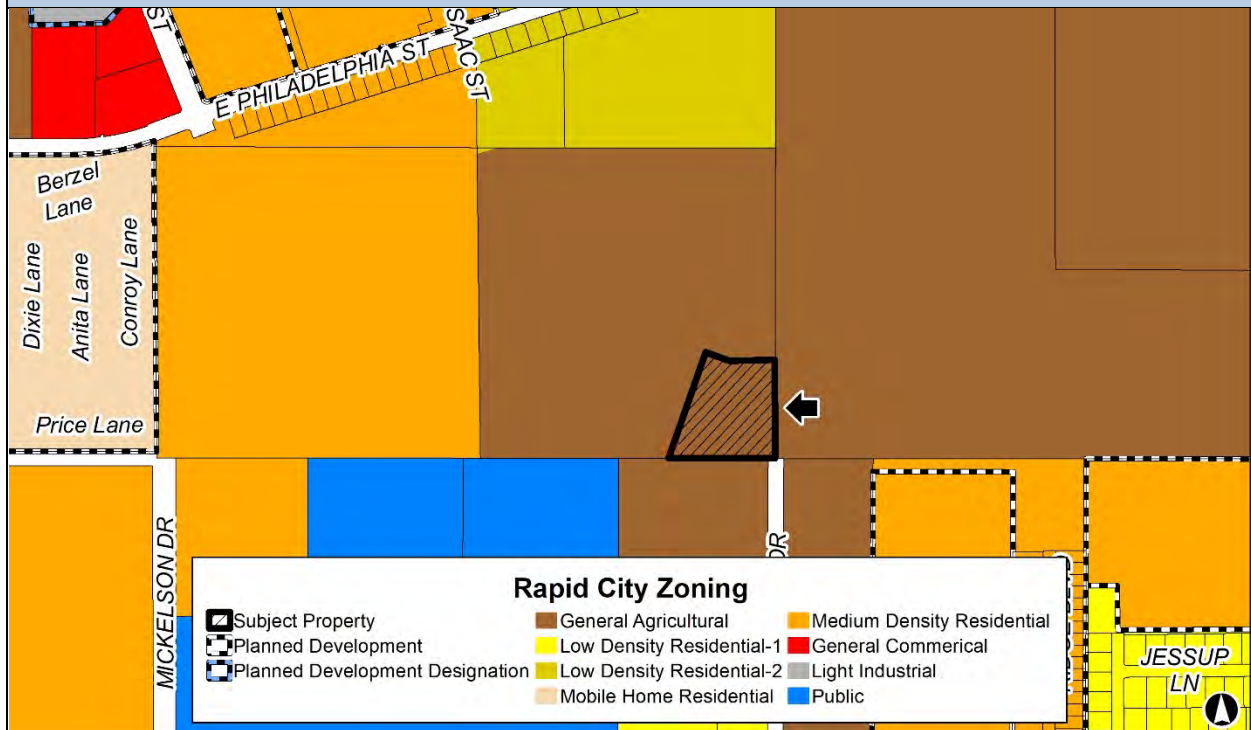
Project Summary Brief	
<p>The applicant has submitted a request to rezone 3.69 acres of property from General Agricultural District to General Commercial District. The property is void of structural development. The General Commercial District is for personal and business services and the general retail business of the City. The Future Land Use Designation for the subject property is Urban Neighborhood. Within Urban Neighborhood areas, secondary uses include neighborhood serving retail and services such as small markets, restaurants, drugstores, etc. The proposed Rezoning request will create a limited area for commercial uses within a broader Urban Commercial (residential) area. The applicant has submitted a master plan with this rezone, and the associated rezone applications, identifying the proposed configuration of apartment lots, commercial lots, and single family residential lots.</p>	
Applicant Information	Development Review Team Contacts
Applicant: BH Capital LLC	Planner: Sarah Hanzel
Property Owner: Same	Engineer: Todd Peckosh
Architect: N/A	Fire District: N/A
Engineer: KTM Design Solutions	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: City
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Future E. Anamosa Street, southwest of E. Philadelphia Street
Neighborhood	Elk Vale Road Neighborhood Area
Subdivision	N/A
Land Area	3.69 acres
Existing Buildings	Void of structural development
Topography	Moderate hills
Access	E. Anamosa Street
Water Provider	City of Rapid City
Sewer Provider	City of Rapid City
Electric/Gas Provider	Black Hills Energy
Floodplain	N/A

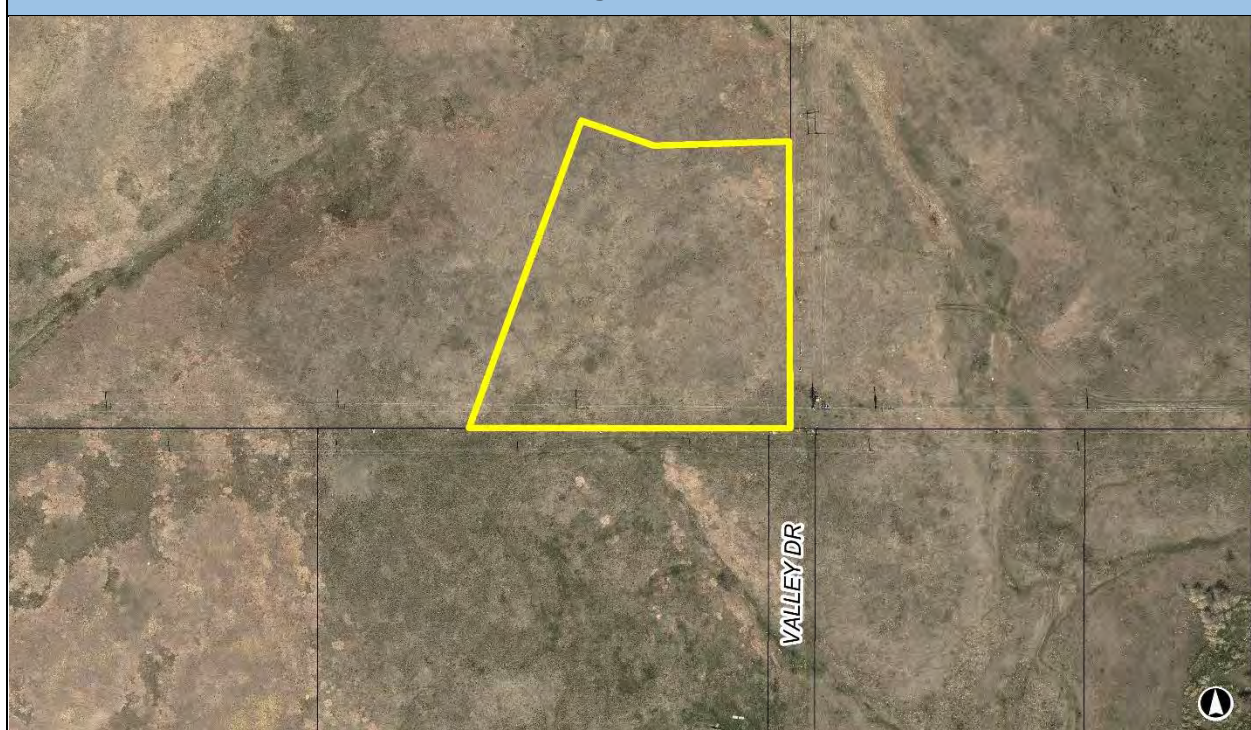
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	UN	Void of structural development
Adjacent North	LDR II	UN	Void of structural development
Adjacent South	Public/GAD	Public/UN	Void of structural development
Adjacent East	GAD	UN	Void of structural development
Adjacent West	MDR	UN	Void of structural development

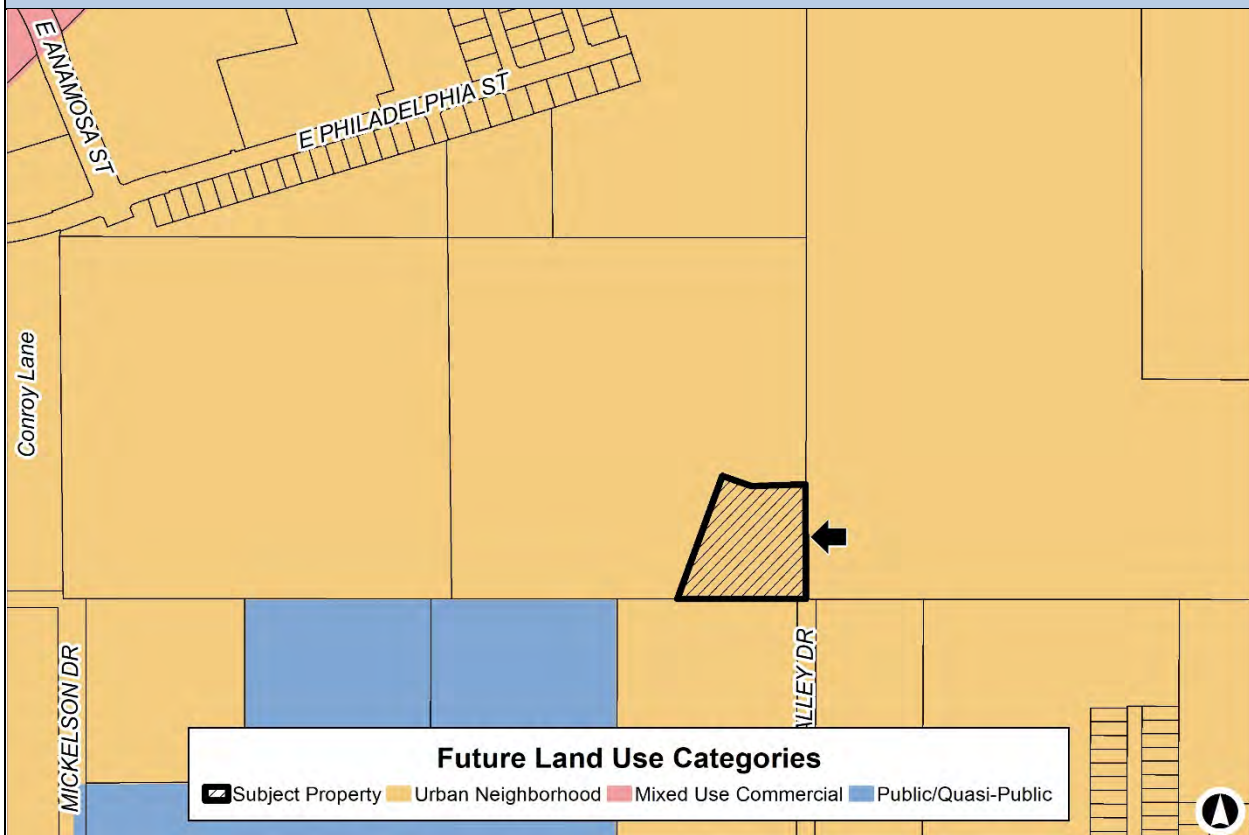
Zoning Map



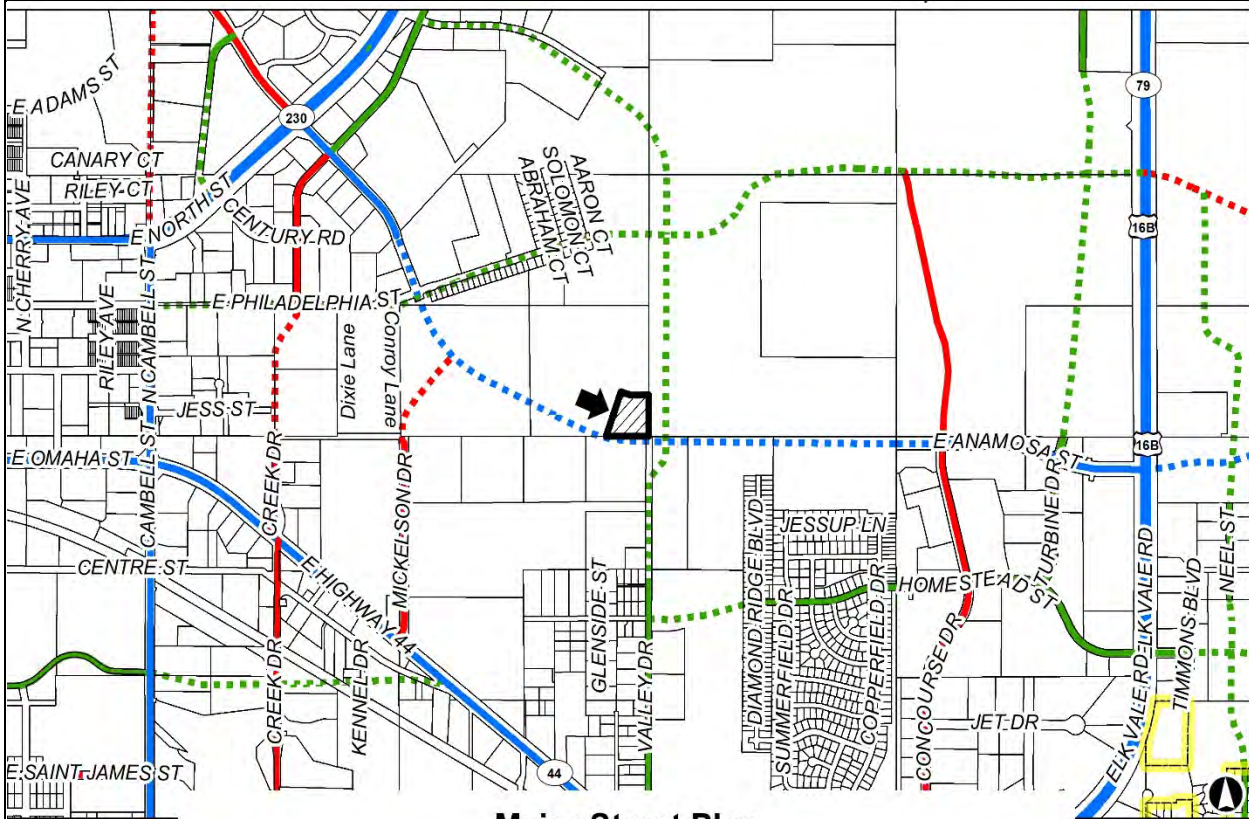
Existing Land Uses



Comprehensive Plan Future Land Use









Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial Zoning District	Required	Proposed	
Lot Area	N/A	N/A	
Lot Frontage / Lot Width	N/A	N/A	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Lot Coverage	75%	N/A	
Minimum Building Setback:			
<ul style="list-style-type: none"> • Front • Side • Rear 	<ul style="list-style-type: none"> • 25 feet • 0 – 25 feet • Depends on Use 	N/A	
Minimum Landscape Requirements:			
<ul style="list-style-type: none"> • # of landscape points 	Per 17.50.300	N/A	
Minimum Parking Requirements:	Per 17.50.270	N/A	
<ul style="list-style-type: none"> • # of parking spaces • # of ADA spaces 			
Signage	Per 17.50.080 to 17.50.100	N/A	
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 void of structural development. The properties in this vicinity are in the process of being platted as part of the Shepherd Hills Subdivision. The platting and development of the property represents the changing conditions necessitating the rezoning.		
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The General Commercial District is for personal and business services and the general retail business of the City. The Future Land Use Designation for the subject property is Urban Neighborhood. Within Urban Neighborhood areas, secondary uses include neighborhood serving retail and services such as small markets, restaurants, drugstores, etc. The applicant has submitted a master plan with this rezone, and the associated rezone applications, identifying the proposed configuration of apartment lots, commercial lots, and single family residential lots. The proposed Rezoning request will create a limited area for commercial uses within a broader Urban Commercial (residential) area. However, approval of the Rezoning request in conjunction with a Planned Development Designation will ensure that future commercial development is not in conflict with the adjacent residential uses.		

<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>The subject property is located within the City's Urban Service Boundary and will be served by City water and sewer. The extension of E. Anamosa Street is shown on the City's Major Street Plan as a proposed Principal Arterial Street.</p> <p>The subject property is located within the City's Urban Service Boundary and will be served by City and water and sewer. The extension of E. Anamosa Street is shown on the City's Major Street Plan as a proposed Principal Arterial Street. The surrounding property is in the process of being developed with residential development.</p> <p>The Public Works Department has identified the following concerns: 1) The existing downstream sewer was designed based on previous (and proposed) master plans showing this area as primarily single family residential so there may be insufficient capacity to accommodate the requested land use. 2) The regional ponds currently under construction was designed based on previous (and proposed) master plans showing this area as primarily single family residential so these ponds may be undersized to meet the requirements of potential additional runoff as a result of the higher density associated with apartment complexes and parking lots. 3) The existing water capacity for the North Rapid pressure zone is limited and requires a booster station to provide additional supply. The water demand information previously submitted from the applicant to prepare a feasibility study and subsequent booster station design had shown this area as single family residential.</p> <p>For these reasons, staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation so that the above can be addressed as development continues. The applicant should be aware that a Traffic Impact Study will be required as part of the Planned Development Overlay.</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 extension of E. Anamosa Street is identified on the City's Major Street Plan as a future principal arterial street. The principal arterial street will accommodate traffic generated from commercial uses. No conflicts have been identified with any development plan of Rapid City.</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:	
Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
BPG-3.1B	<u>Future Land Use Flexibility</u> : Provide flexibility in applying the Future Land Use categories by encouraging a range of densities and a mix of land uses and allowing administrative interpretation when the map does not perfectly align with

	parcels of land. The proposed rezoning request is consistent with the City's Future Plan Use Plan.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	
	Efficient Transportation and Infrastructure Systems
N/A	
	Outstanding Recreational and Cultural Opportunities
N/A	
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : 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 public has an opportunity to provide input at this meeting.

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 proposed Rezoning request from General Agricultural District to General Commercial District is in compliance with the intent of the adopted Comprehensive Plan to establish secondary commercial uses within Urban Neighborhood Areas. Approval of the Rezoning request in conjunction with a Planned Development Designation will ensure that future infrastructure and utility capacity can be provided to serve the subject property and that commercial development is not in conflict with the adjacent residential development.	

Planning Commission Recommendation	
Staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation.	