



Rapid City Planning Commission

Rezoning Project Report

January 27, 2022

Item #10
Applicant Request(s)
Case #21RZ037 – Rezoning request from General Commercial District to Light Industrial District Companion Case(s) N/A

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

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Light Industrial District for a parcel of land 5 acres in size. The property is currently void of any structural development. The applicant has agreed to Rezone the property in conjunction with a Planned Development Designation, which will serve as a tool to review the future design of the site. Any adverse impacts to the surrounding properties can be mitigated through the review of the Planned Development Overlay.

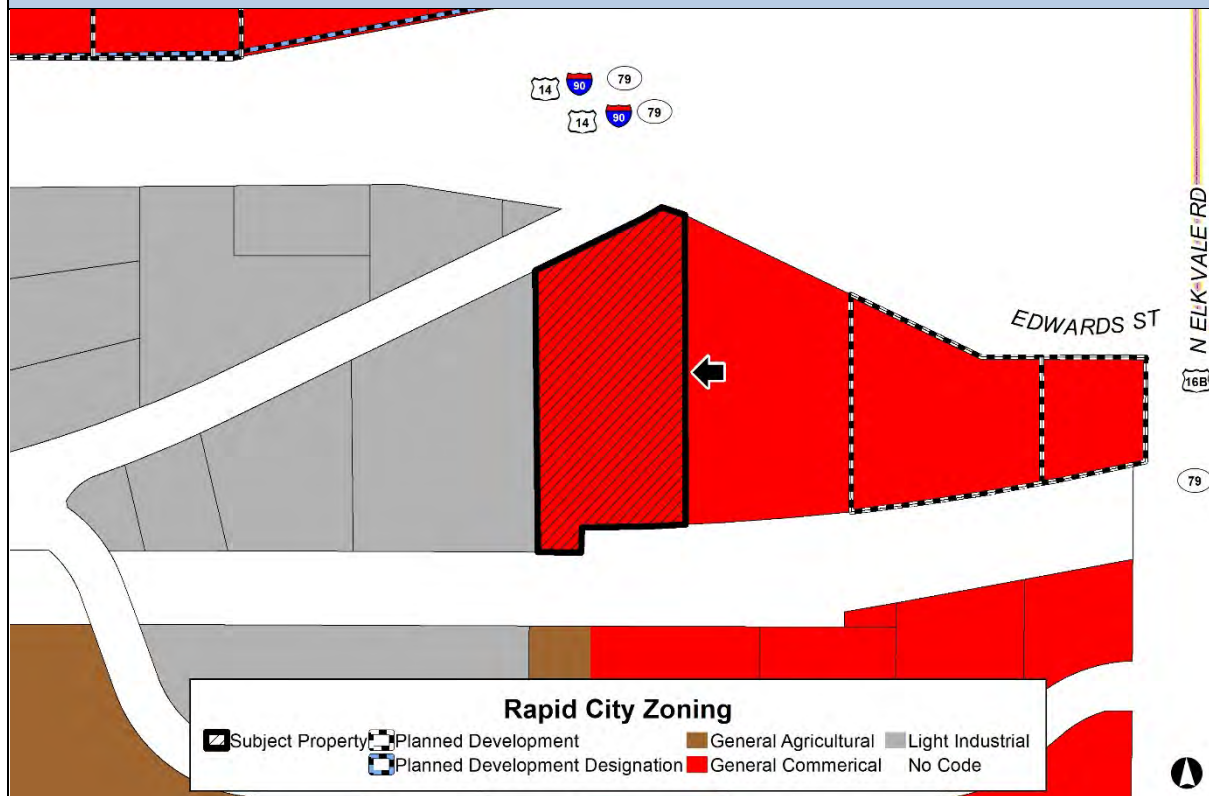
Applicant Information	Development Review Team Contacts
Applicant: Frank Boyle	Planner: Kelly Brennan
Property Owner: Frank Boyle	Engineer: Emily Fisher
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Emily Fisher
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3637 Edwards Street
Neighborhood	Elk Vale Road
Subdivision	K-W Subdivision
Land Area	5 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Edwards Street
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	GC	MUC	Void of structural development
Adjacent North	GC	MUC	Interstate ROW/Vacant
Adjacent South	GA/GC	LI	RR ROW/Vacant
Adjacent East	GC	MUC	Void of structural development
Adjacent West	LI	LI	Equipment Sales and Service

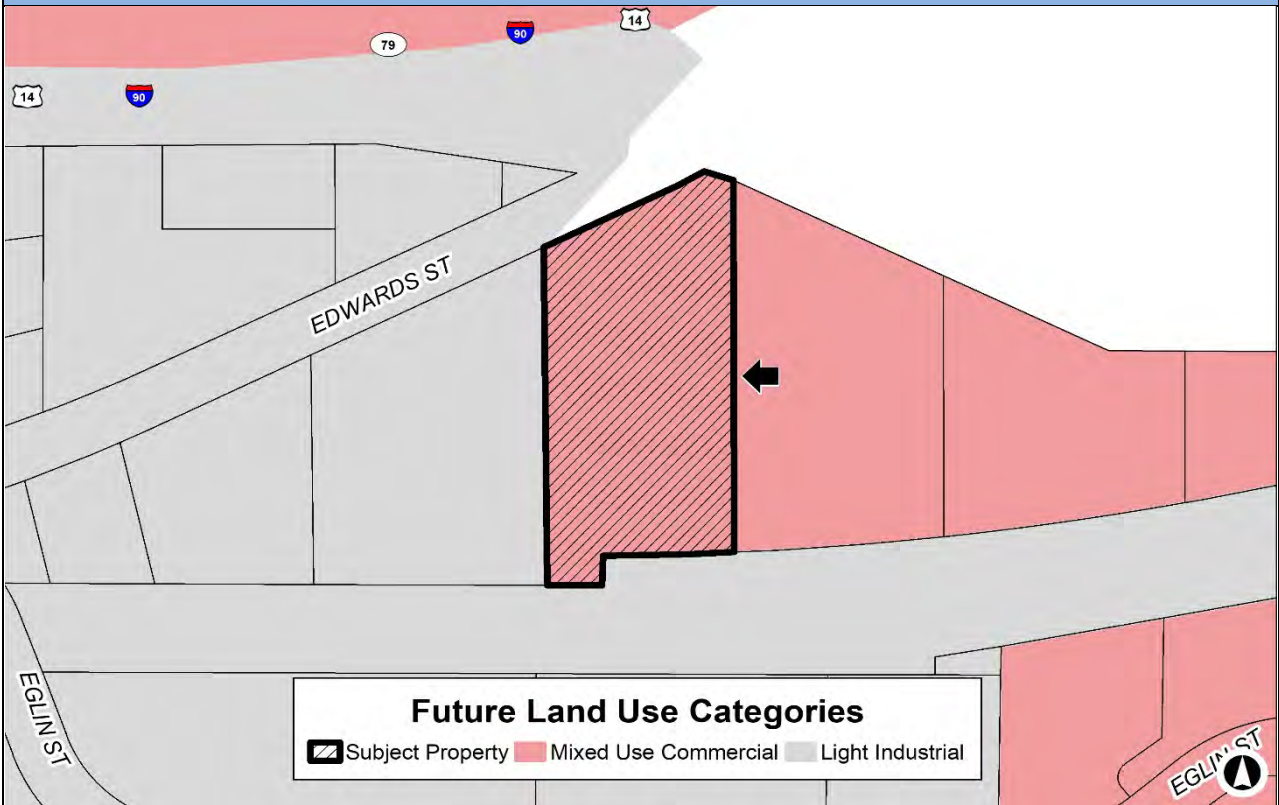
Zoning Map



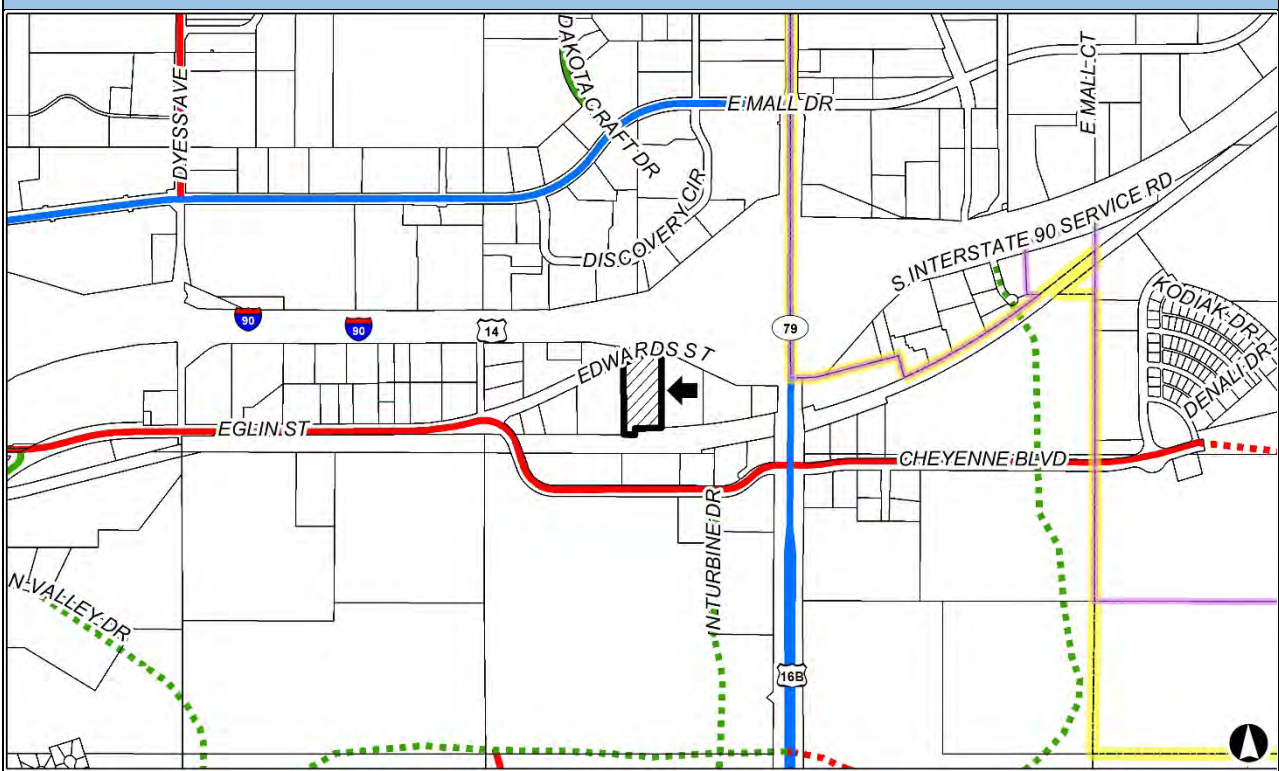
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required		Proposed
Lot Area	20,000 square feet		217,800 square feet
Lot Frontage / Lot Width	N/A		Approximately 310 feet
Maximum Building Heights	4 stories or 45 feet		Design Unknown
Maximum Lot Coverage	75%		Design Unknown
Minimum Building Setback:			
• Front	25 feet		Design Unknown
• Rear	25 – 50 feet		Design Unknown
• Side	25 – 50 feet		Design Unknown
• Street Side	25 feet		Design Unknown
Minimum Landscape Requirements:			
• # of landscape points	As per RCMC 17.50.300		Design Unknown
• # of landscape islands	As per RCMC 17.50.300		Design Unknown
Minimum Parking Requirements:			
• # of parking spaces	As per RCMC 17.50.270		Design Unknown
• # of ADA spaces	As per RCMC 17.50.270		Design Unknown
Signage	As per RCMC 17.50.080		Design Unknown
Fencing	As per RCMC 17.50.340		Design Unknown

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 currently zoned General Commercial District and is 5 acres in size. The property is currently devoid of any structural development. There are no relevant changing conditions.
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 Mixed Use Commercial. However, the area directly east of the subject property is identified as Light Industrial. Based on the proposed Rezoning and the existing zoning in the area, a future periodic Comprehensive Plan update will include changing the future land use of the subject property from Mixed Use Commercial to Light Industrial. As such, the proposed Rezoning request will be in compliance with the Comprehensive Plan once the City's periodic update is completed. In addition, to ensure that the development of the property is in keeping with the character of the neighborhood and to ensure that any industrial use will be appropriately located and sized, staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation.
3. The proposed amendment shall not adversely affect any	Properties to the west of the subject property are currently zoned Light Industrial District. In addition, the Planned

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	Development Designation will ensure that any future development of the property is designed to minimize the impact on the adjacent properties.
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 property will be included in a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property from Mixed Use Commercial to Light Industrial. To ensure that future development of the property is in keeping with the character of the neighborhood, staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation. A Final Planned Development Overlay application must be submitted for review and approval by the Planning Commission prior to development of the property.

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	Future Land Use Flexibility: The Future Land Use of the property is Mixed Use Commercial. The City will submit a periodic Comprehensive Plan Amendment to change the future land use designation of the subject property to Light Industrial. Staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation to the ensure that future development of the property is in character with the neighborhood.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-1.1B	Growth Coordination: The proposed Rezoning request will address existing needs and support future growth.
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed Rezoning request supports the development of other employment uses in Light Industrial areas.
	Outstanding Recreational and Cultural Opportunities
	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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Light Industrial
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Design Standards:

N/A	As noted above, staff is currently working on updating the Comprehensive Plan which will include changing the future land use designation of the subject property from Mixed Use Commercial to Light Industrial reflecting proposed development and existing land uses in the area.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Elk Vale Neighborhood
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Neighborhood Goal/Policy:

EV-NA1.1D	The proposed Rezoning request supports the continuation and expansion of employment and light industrial activities along the rail line.
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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 applicant is proposing to Rezone 5 acres from General Commercial District to Light Industrial District. Upon review of this request, staff supports changing the future land use designation of the property to Light Industrial. To ensure that future development of the property is in keeping with the character of the neighborhood, staff recommends that the Rezoning request be approved in conjunction with a Planned Development Designation. A Final Planned Development Overlay application must be submitted for review and approval prior to development of the property.

Planning Commission Recommendation and Stipulations of Approval

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