



Rapid City Planning Commission

Rezoning Project Report

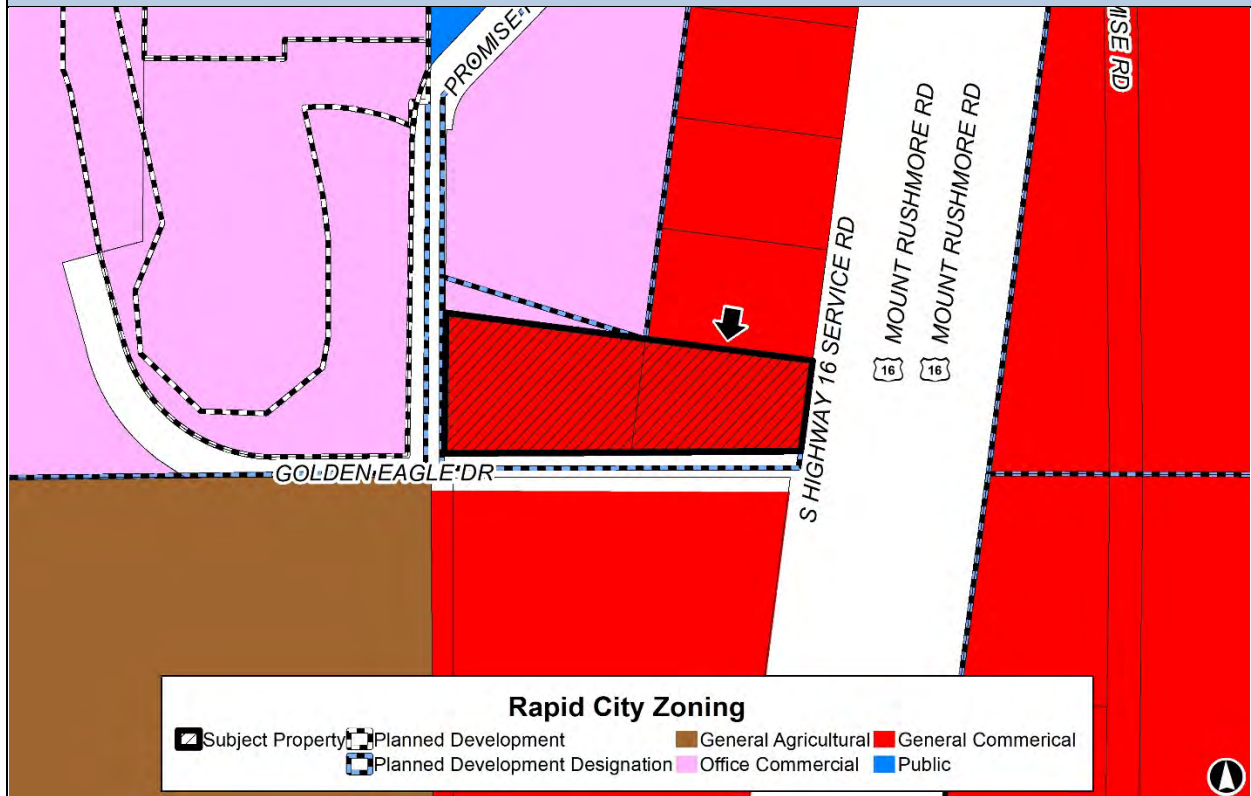
January 5, 2023

Item #9	
Applicant Request(s)	
Case #22RZ019 – Rezoning request from General Commercial District to Office Commercial District	
Companion Case(s): 22PD056	
Development Review Team Recommendation(s)	
Staff recommends that the Rezoning request from General Commercial District to Office Commercial District be approved.	
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to rezone approximately 3 acres from General Commercial District to Office Commercial District. The property is void of structural development. The easternmost lot is zoned General Commercial District and the westernmost lot is zoned both Office Commercial District and General Commercial District. The applicant requests to Rezone the entirety of the area Office Commercial District. The purpose of the Office Commercial District is to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Multi-family dwellings are also allowed in this district as permitted or conditional uses, depending on the number of buildings. The proposed Rezoning to Office Commercial District has been submitted with an accompanying Initial Planned Development Overlay application (22PD056) to allow apartment development. The Rezoning request is supported by the City’s Comprehensive Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: John Samuelson	Planner: Sarah Hanzel
Property Owner: City of Rapid City	Engineer: Todd Peckosh
Architect: N/A	Fire District: Chip Premus
Engineer/Project Planner: Eric Wiladsen	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: City of Rapid City
Other: N/A	DOT: Mike Carlson
Subject Property Information	
Address/Location	Northwest of the intersection of Golden Eagle Drive and Mt. Rushmore Road.
Neighborhood	US Highway 16 Neighborhood Area
Subdivision	Owen Hibbard
Land Area	3 acres
Existing Buildings	Void of structural development
Topography	Rises approximately 20 feet in elevation in the northwest corner of the property
Access	Promise Road
Water Provider	City of Rapid City
Sewer Provider	City of Rapid City
Electric/Gas Provider	Black Hills Power
Floodplain	N/A

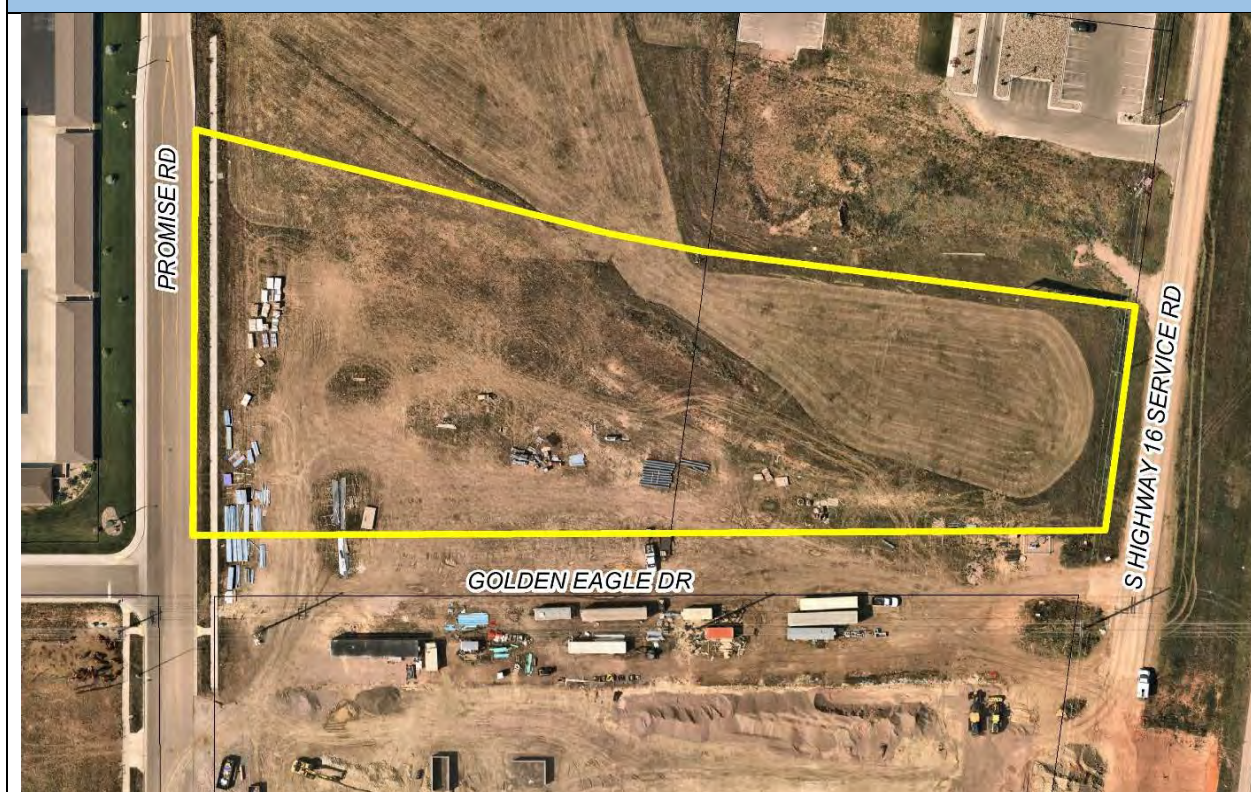
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)

Subject Property	GC/POC	E/MUC	Void of structural development
Adjacent North	P/OC	P/MUC	City Fire Station 6
Adjacent South	GC	MUC	Medical facilities
Adjacent East	GC	MUC	Void of structural development
Adjacent West	OC with P/D	E	Multi-family

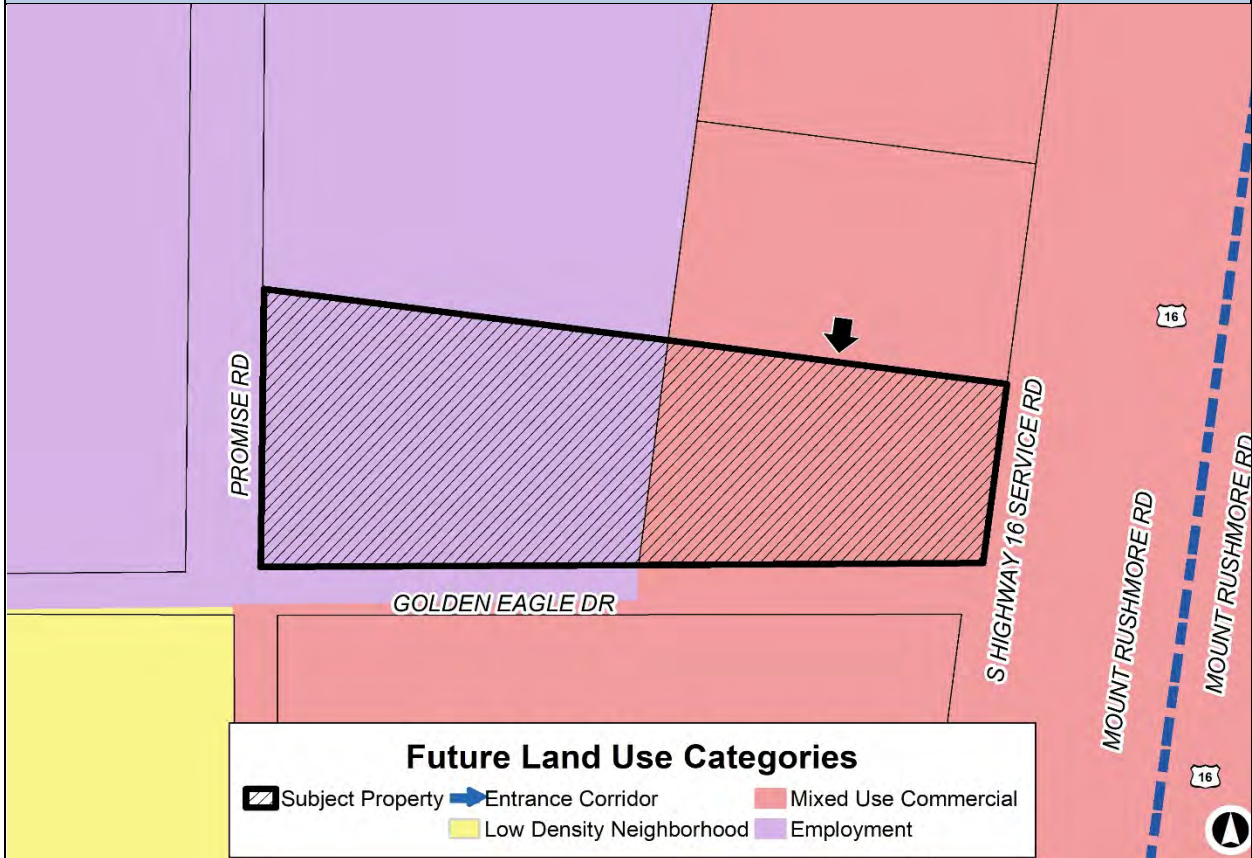
Zoning Map



Existing Land Uses



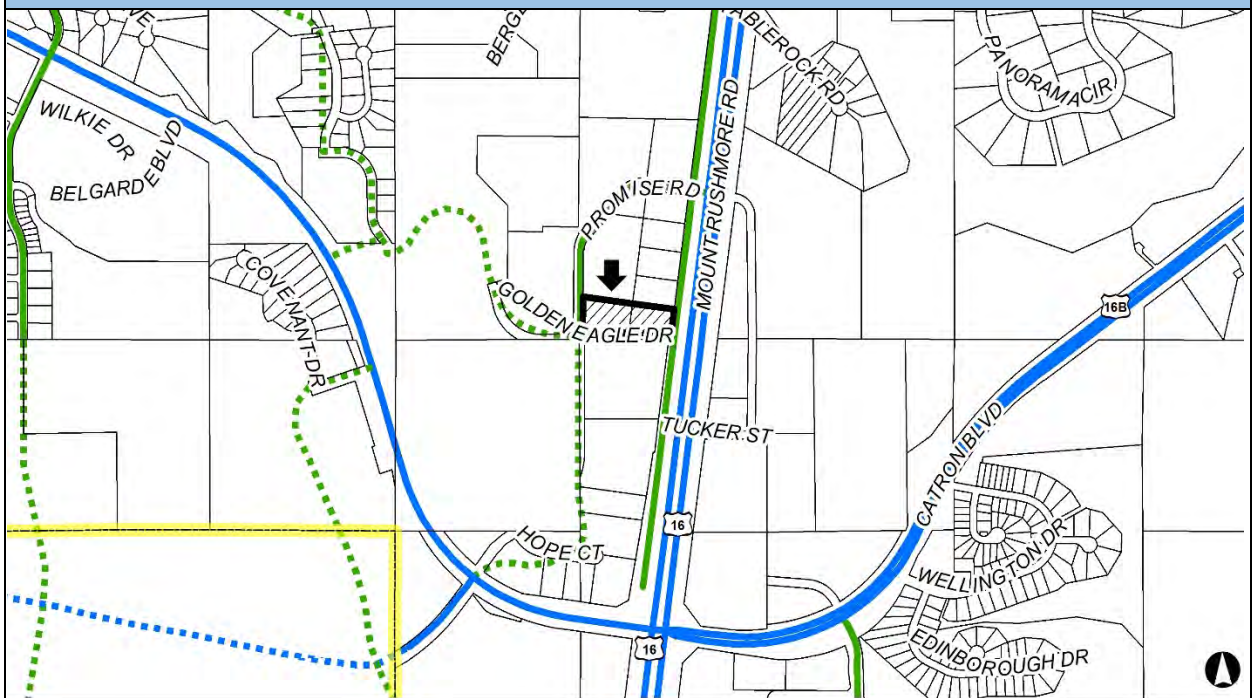
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Entrance Corridor
- Mixed Use Commercial
- Low Density Neighborhood
- Employment

Parks or Transportation Plan



Major Street Plan

- Subject Property
- Rapid City Limits
- Collector
- Principal arterial
- Proposed collector
- Proposed principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
22PD056	1/5/23	Initial PD Overlay	Reviewed Contemporaneously
Relevant Zoning District Regulations			
Office Commercial District	Required	Existing	
Lot Area	N/A	N/A	
Lot Frontage / Lot Width	N/A	N/A	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	35%	N/A	
Minimum Building Setback:		N/A	
• 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	As per RCMC 17.50.300	N/A	
• # of landscape islands	As per RCMC 17.50.300	N/A	
Minimum Parking Requirements:			
• # of parking spaces	As per RCMC 17.50.270	N/A	
• # of ADA spaces	As per RCMC 17.50.270	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 comprised of two lots located west of Mt. Rushmore Road. The easternmost lot is zoned General Commercial District and the westernmost lot is zoned both Office Commercial District and General Commercial District. The applicant requests to Rezone the entirety of the area Office Commercial District. The subject property is located within the Mt. Rushmore Road Corridor which is developing with a mix of uses including office, medical facilities and multi-family development. The proposed Rezoning request is necessitated because of the developing nature of the corridor to meet business and residential needs of the community.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Office Commercial District is to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Multi-family dwellings are also allowed in this district as permitted or conditional uses, depending on the number of buildings. The proposed Rezoning to Office Commercial District has been submitted with an accompanying Initial Planned Development Overlay application (22PD056) to allow apartment development.
3. The proposed amendment shall not adversely affect any	The property is currently void of structural development and is situated between existing multi-family apartment

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	development to the west, and commercial development to the east along the Mt. Rushmore Road Corridor. The proposed rezoning is compatible with the surrounding uses.
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 for the subject property is Employment and Mixed-Use Commercial. The Office Commercial Zoning District, and the proposed multi-family development, are consistent with the Comprehensive Plan for the subject property. The subject property can be accessed by Promise Road, a Collector street on the City's Major Street Plan. Future development within this area will be served by the Collector Street.

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-3.1A	Balanced Uses – The goal is to support a balanced mix of residential, commercial, employment, public uses, parks, and green space throughout the community. The proposed Rezoning request will result in development which complements the character of the Mt. Rushmore Road Corridor as it builds out to include a mix of office and residential uses.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: The goal is to integrate the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. The subject property is accessed by Promise Road, a Collector Street on the City's Major Street Plan. The Collector Street will accommodate future traffic created by the development, along with improvements recommended or required by any Traffic Impact Study needed for future development.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities – 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 Rezone 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
Design Standards:	
GDP-MU2	Integrated Housing: As previously noted, the City’s Future Land Use Plan identifies the appropriate use of the property as Mixed-Use Commercial and Employment. The Office Commercial District is an associated zoning district for this land use category. A design principle of Mixed-Use Commercial is integrated housing which incorporates a variety of housing opportunities in activity centers and along corridors including Entrance Corridors such as the Mount Rushmore Road Entrance Corridor. Rezoning the property as proposed is in compliance with the City’s Comprehensive Plan, and staff therefore supports the request.
Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	US Highway 16 Neighborhood Area
Neighborhood Goal/Policy:	
US16-NA1.1B	Mixed Use Development – The goal is to encourage mixed-use development in clusters of activity along US Highway 16/Mt. Rushmore Road to serve nearby neighborhoods and build a critical mass of activities.
Findings	
Staff has reviewed the Rezoning request criteria pursuant to the appropriate chapters of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The Future Land Use Plan designates this property as Employment and Mixed Use Commercial. The proposed Rezoning request is supported by the Comprehensive Plan.	
Staff Recommendation	
Staff recommends that the Rezoning request be approved.	