



Rapid City Planning Commission

Rezoning Project Report

July 21, 2016

Item #4
Applicant Request(s)
Case # 16RZ023 – Rezoning from General Agriculture District to General Commercial District
Companion Case(s): 16RZ022-Rezoning from Office Commercial District to Light Industrial District 16RZ024-Rezoning from General Agriculture District to Light Industrial District 16RZ025-Rezoning from General Agriculture District to General Commercial District 16RZ026-Rezoning from General Agriculture District to Office Commercial District

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

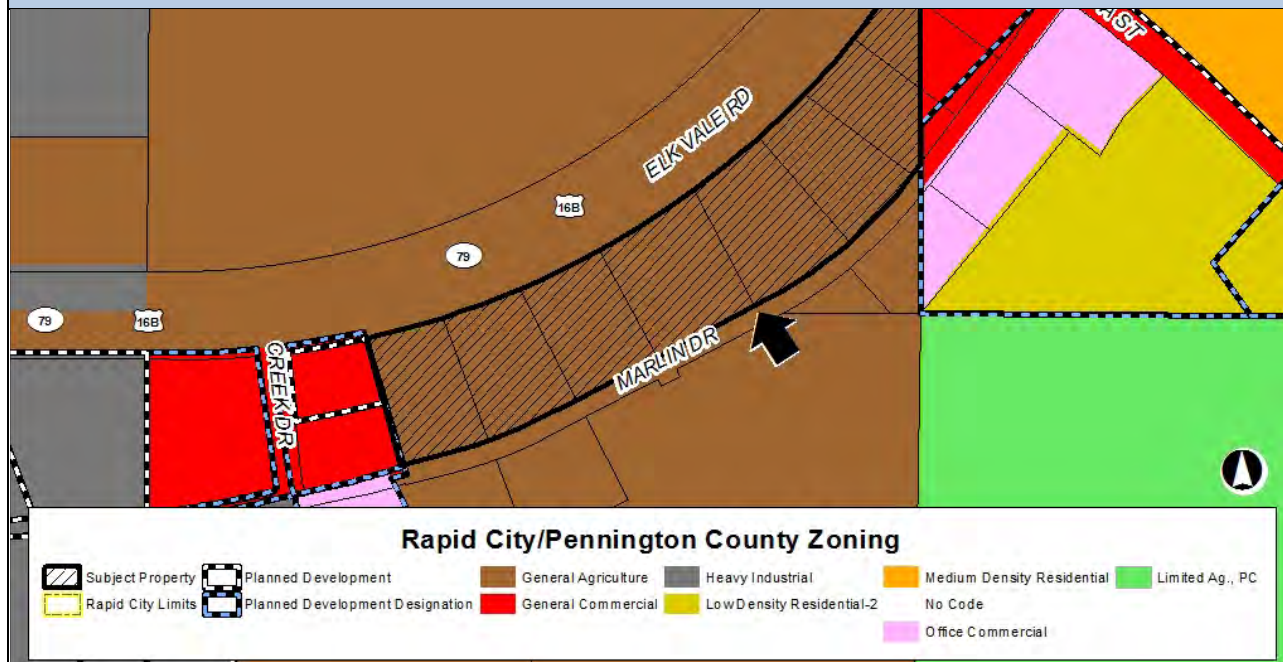
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to General Commercial District on 22.87 acres located along the southeast side of Elk Vale Road between Creek Drive and E. Minnesota Street. This application is a companion item to four additional Rezoning requests within this area to create a mix of commercial, employment and light industrial uses. The property is a part of the Marlin Drive Commercial Park development. Currently, the property is void of any structural development.</p>	
Applicant Information	Development Review Team Contacts
Applicant: ZCO Incorporated	Planner: Vicki L. Fisher
Property Owner: ZCO Incorporated	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of Elk Vale Road between Creek Drive and E. Minnesota Street
Neighborhood	Southeast Connector Neighborhood
Subdivision	Marlin Drive Commercial Park
Land Area	22.87 acres / 996,217.2 square feet
Existing Buildings	Void of structural development
Topography	Slopes from west to east
Access	Marlin Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

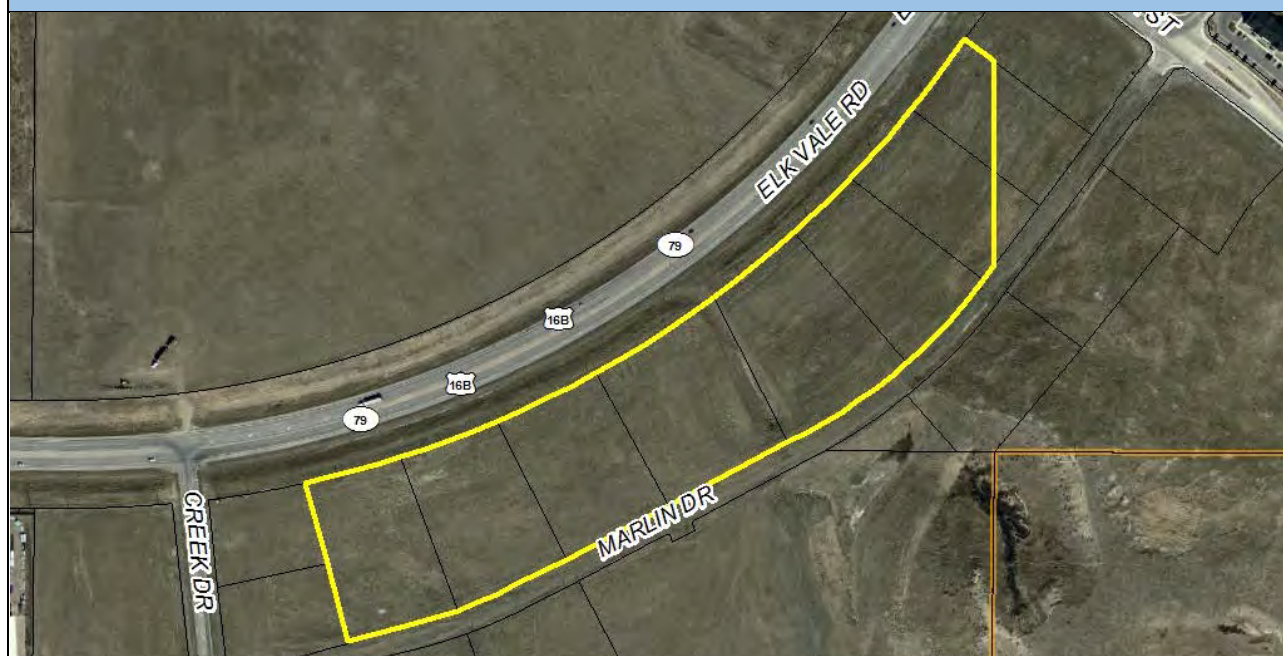
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	Employment-Entrance Corridor	Void of structural development
Adjacent North	GAD	Employment-Entrance Corridor	Void of structural development
Adjacent South	GAD	Employment	Void of structural development
Adjacent East	GAD and GCD	Employment/Mixed Use Commercial-Entrance Corridor	Void of structural development
Adjacent West	GC with a PDD	HI and Employment – Entrance Corridor	Void of structural development

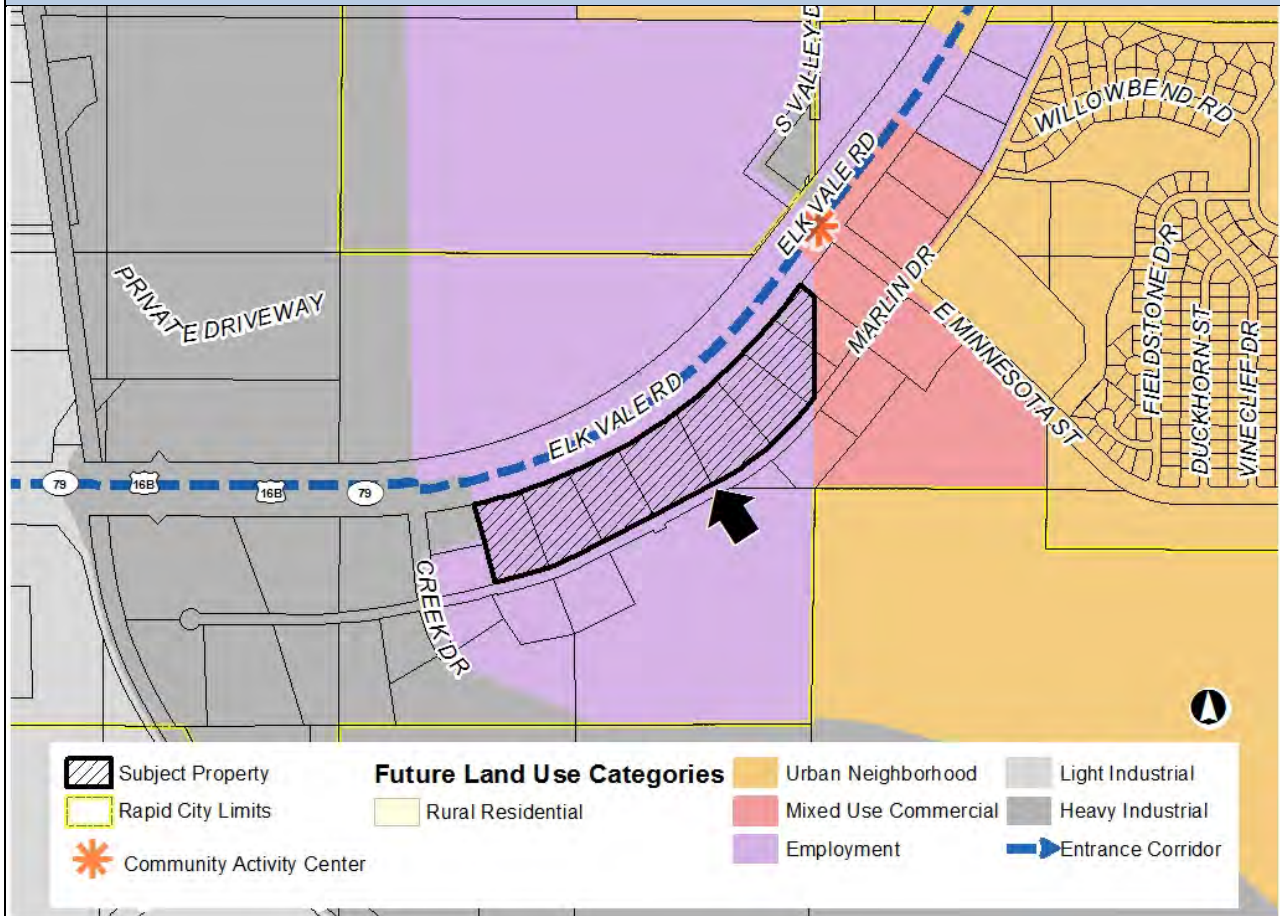
Zoning Map



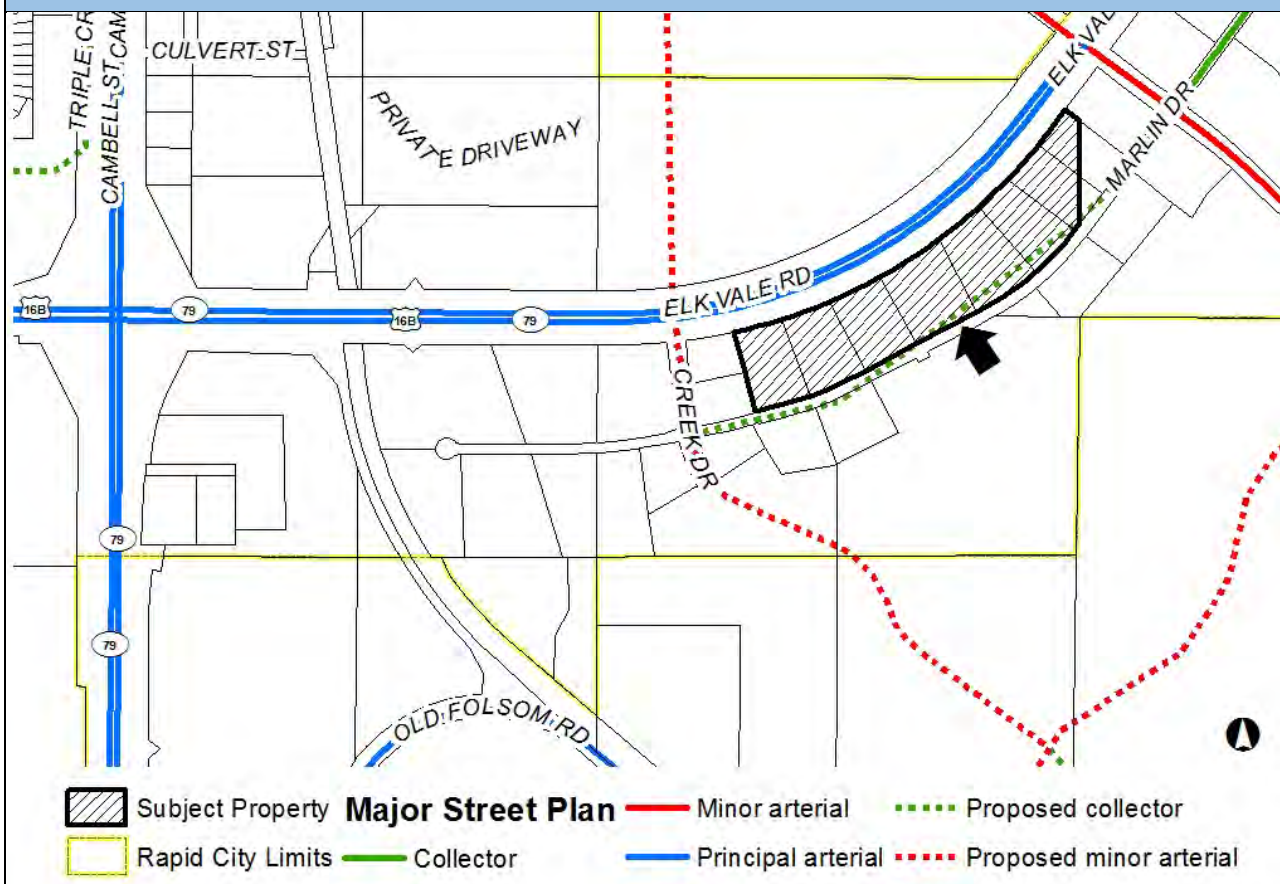
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		No minimum required	22.87 acres total , approximately 3 acres per lot
Lot Frontage		No minimum required	Approximately 320 ft per lot
Maximum Building Heights		4 stories, 45 feet	N/A
Maximum Density		Structures < 75%	N/A
Minimum Building Setback:			
• Front		25 ft.	N/A
• Rear		0 ft	N/A
• Side		25 ft / 0 ft (depending upon the adjacent zoning)	N/A
• Street Side		25 ft	N/A
Minimum Landscape Requirements:			
• # of landscape points		Per RCMC	N/A
• # of landscape islands		Per RCMC	N/A
Minimum Parking Requirements:			
• # of parking spaces		Per RCMC	N/A
• # of ADA spaces		Per RCMC	N/A
Signage		Per RCMC	N/A
Fencing		Per RCMC	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.	In 2013, City water and sewer were extended along Marlin Drive. More recently, Marlin Drive has been paved. With the completion of the infrastructure improvements, the conditions of the area have changed supporting 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 Employment. While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting commercial uses allowed within the General Commercial District. In addition, general commercial uses along Elk Vale Road, a principal arterial street as per the City's adopted Major Street Plan, will provide services to the area. Based on these reasons, 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.	As previously noted, the infrastructure is in place to support general commercial uses on the property. In addition, the street(s) within this area have been constructed to accommodate commercial traffic. The proposed amendment should not adversely affect any other part of the city, nor have any direct or indirect adverse effects

	result from the zoning amendment.
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.	Elk Vale Road and Marlin Drive are identified as a principal arterial street and a collector street, respectively, on the City's Major Street Plan. As previously noted, Elk Vale Road and Marlin Drive have been constructed in compliance with the Infrastructure Design Criteria Manual. In addition, water and sewer have been extended in compliance with the City's Utility Plan. Any future development of the property must address drainage to ensure that it is designed in compliance with the City's Drainage Plan. Rezoning the property as proposed does not conflict with the development plan(s) of Rapid City.

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	<u>Balanced Uses</u> : The proposed rezoning request, along with the companion rezoning applications, will support a balanced mix of commercial, employment and industrial uses for this area.
BPG-1.1A	<u>Compact Growth</u> : Rezoning the property as proposed will encourage compact growth and infill development within the established city limits. This discourages outward leapfrog development and limits the extension of newly developed urban services beyond the City's Urban Services Boundary.
	A Vibrant, Livable Community
LC-1.3B	<u>Entrance Corridor Coordination</u> : Elk Vale Road is identified as an entrance corridor providing access from Interstate 90 to the northeast area of the City. Rezoning the property as requested will allow for general commercial use(s) to serve the surrounding community making this area along Elk Vale Road a more vibrant livable part of our community.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.3C	<u>Nearby Housing</u> : Two established residential developments known as Elks Crossing and Elks Country Estates are located within close proximity to this property. The proposed rezoning request, along with the companion rezoning applications, will provide commercial, light industrial and employment services enhancing the convenience of these types of services to the neighboring residential development(s).
	Efficient Transportation and Infrastructure Systems
TI-2.1A	<u>Major Street Plan Integration</u> : The adjacent streets have been constructed in compliance with the Infrastructure Design Criteria Manual and pursuant to the Major Street Plan. This ensures that an efficient roadway network is in place to support the transportation needs of the area as it continues to develop.
	Economic Stability and Growth
EC-3.1A	<u>Employment Areas</u> : Rezoning the property as proposed will encourage employment growth for this area of the community.

	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):	Employment.
Design Standards:	
Chapter 10, page 104	While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting commercial uses allowed within the General Commercial District. The land area regulations within the General Commercial District will guide future development to create a design standard appropriate for this area along Elk Vale Road.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1D	<u>Mixed Use Development</u> : The proposed rezoning request, along with the companion rezoning applications, will support a balanced mix of commercial, employment and industrial uses for this area.

Findings	
The Development Review Team recommends that the request to rezone the property from General Agriculture District to General Commercial District be approved for the following reasons:	
•	While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting commercial uses allowed within the General Commercial District. As such, the requested Rezoning is in compliance with the adopted Comprehensive Plan.
•	Elk Vale Road is identified as an entrance corridor providing access from Interstate 90 to the northeast area of the City. Rezoning the property as requested will allow for general commercial use(s) to serve the surrounding community making this area along Elk Vale Road a more vibrant livable part of our community.
•	The infrastructure is in place to support general commercial uses on the property. In addition, the street(s) within this area have been constructed to accommodate commercial traffic.

Recommendation to the Planning Commission	
The Development Review Team recommends that the Rezoning request be approved.	