



# Rapid City Planning Commission

## Rezoning Project Report

August 24, 2023

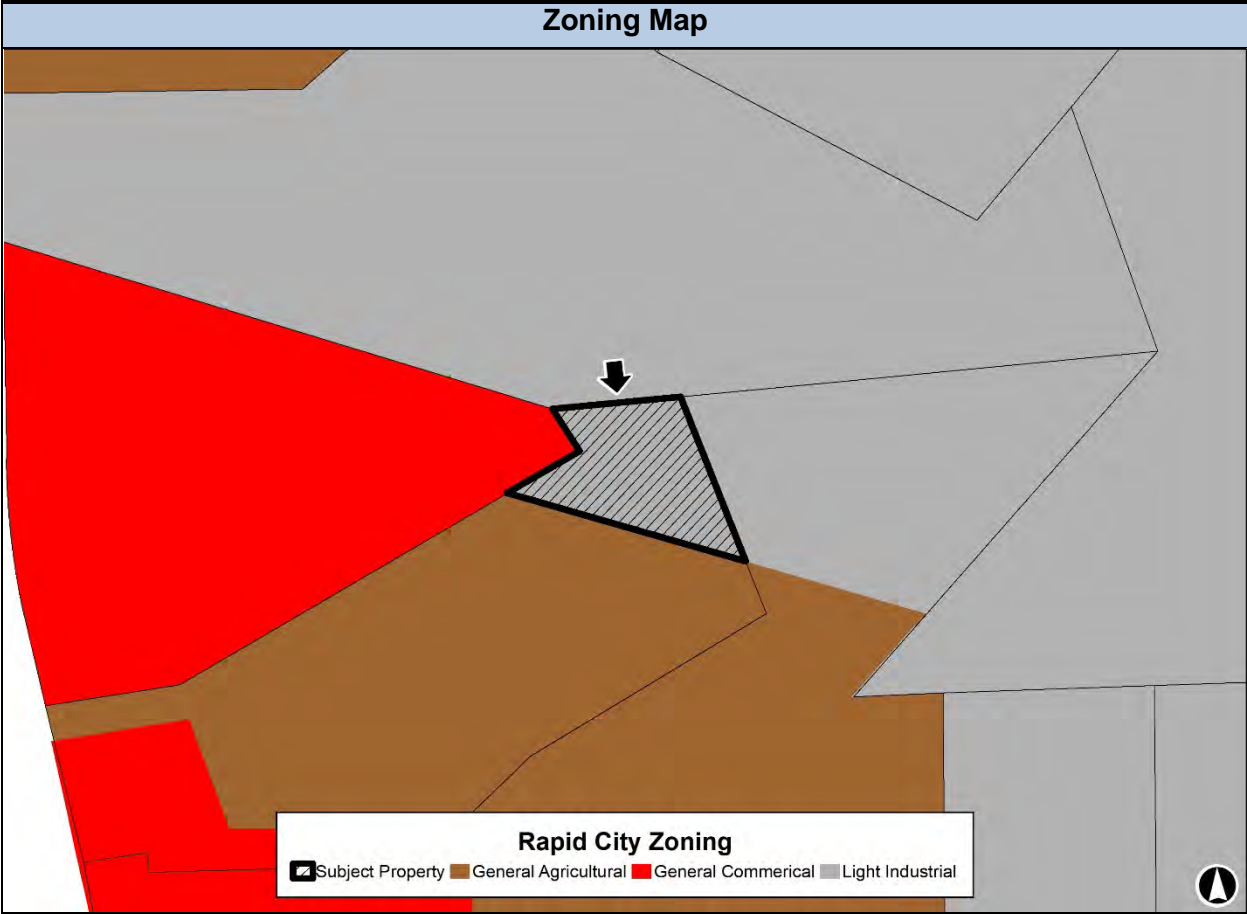
Item #12
<b>Applicant Request(s)</b>
Case #23RZ015 – Rezoning request from Light Industrial District to General Commercial District
Companion Case: #23RZ015- Rezoning request from General Agricultural District to General Commercial District

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends the Rezoning request from Light Industrial District to General Commercial District be approved.

<b>Project Summary Brief</b>	
<p>The subject property consists of 1.98 acres. It is currently zoned General Commercial District, General Agricultural District, and Light Industrial District. The property was formerly a part of the Fountain Springs Golf Course, which has ceased operations. The applicant has submitted a request to rezone a 0.26 acre portion of the property from Light Industrial District to General Commercial District. There is an associated application to rezone a 1.40 acre portion of the property from General Agricultural District to General Commercial District, thereby creating consistent zoning on the property. The subject property has a Future Land Use Designation of Light Industrial and is located in an area that contains both General Commercial District and Light Industrial District zoning designations. The proposed use of the property is to construct a climbing gym, which is in character with existing development in the neighborhood. The Future Land Use Plan allows for the flexibility of zoning to suit areas of transitional development and redevelopment. As such, the rezoning request is in compliance with the Comprehensive Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Timothy Sauder	Planner: Kip Harrington
Property Owner: Timothy and Brianna Sauder	Engineer: Emily Fisher
Architect: Donovan Broberg/ARC International	Fire District: Chip Premus
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: City of Rapid City
Other: N/A	DOT: Mike Carlson/Branson Soulek

<b>Subject Property Information</b>	
Address/Location	1840 Fountain Plaza Drive
Neighborhood	Deadwood Avenue Neighborhood Area
Subdivision	Fountain Springs Square
Land Area	1.40 acres
Existing Buildings	N/A
Topography	Flat
Access	Fountain Plaza Drive
Water Provider	CORC
Sewer Provider	CORC
Electric/Gas Provider	Black Hills Energy
Floodplain	N/A

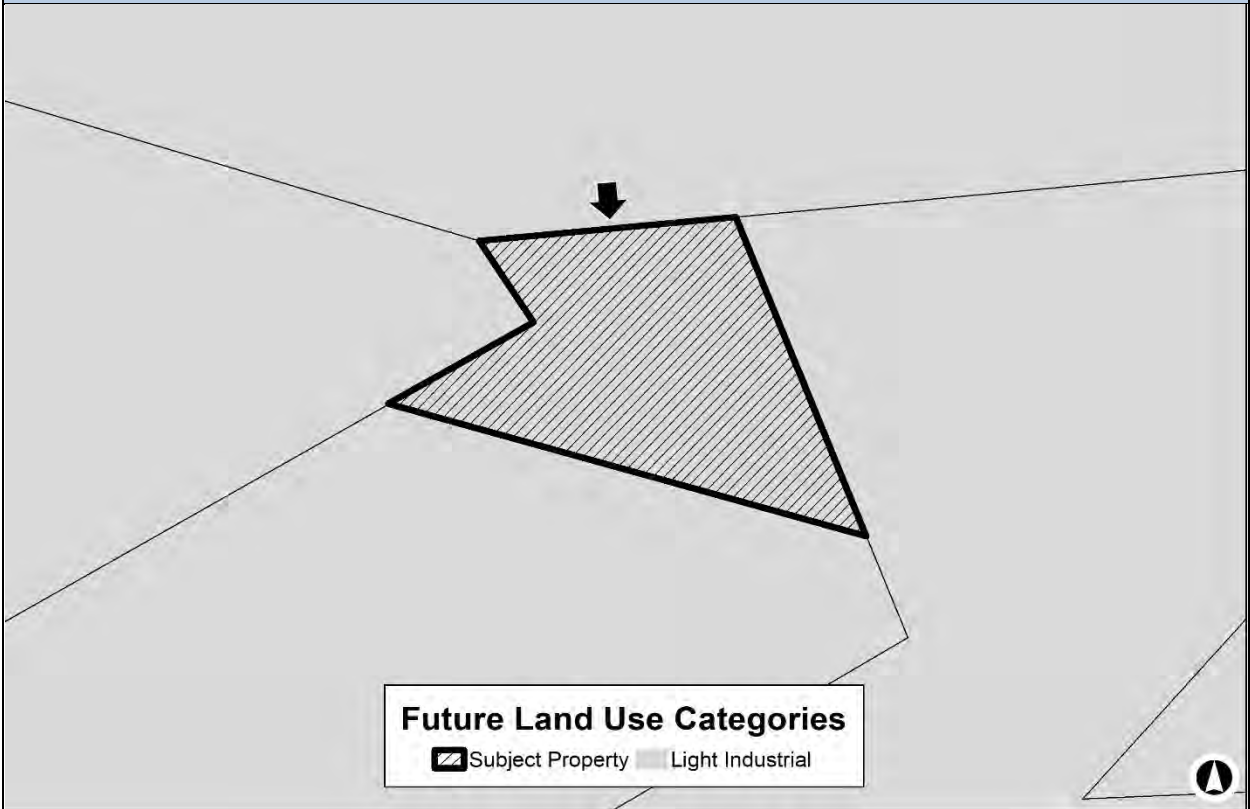
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI	Void of structural development
Adjacent North	GC	LI	Athletic Training Facility
Adjacent South	GC	LI/PG	Vacant commercial building
Adjacent East	GAD/LI	LI	Void of structural development
Adjacent West	GC	PG	Commercial development



**Existing Land Uses**

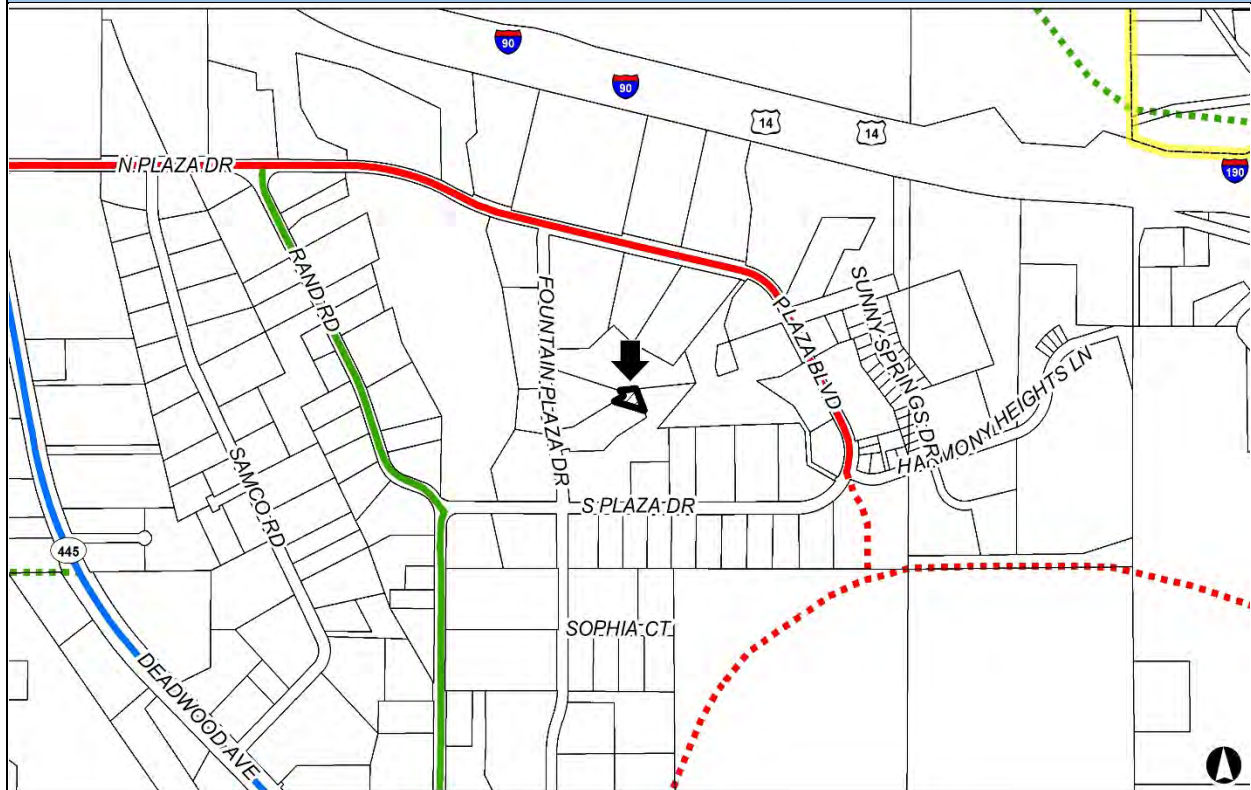


**Comprehensive Plan Future Land Use**

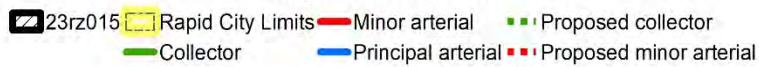




## Parks or Transportation Plan



### Major Street Plan



## Relevant Case History

Case/File#	Date	Request	Action
N/A			

## Relevant Zoning District Regulations




General Commercial District	Required	Existing
Lot Area	N/A	1.98 acres
Lot Frontage / Lot Width	N/A	111.73 feet
Maximum Building Heights	4 stories or 45 feet in height	N/A
Maximum Lot Coverage	75%	0.00%
Maximum Building Setback:		N/A
<ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 0 feet 0 feet	N/A
Minimum Landscape Requirements:	Pursuant to 17.50.300	N/A
<ul style="list-style-type: none"> <li>• # of landscape points</li> </ul>	N/A	N/A
Minimum Parking Requirements:	Pursuant to 17.50.270	N/A
<ul style="list-style-type: none"> <li>• # of parking spaces</li> <li>• # of ADA spaces</li> </ul>	N/A	N/A
Signage	N/A	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 consists of 1.98 acres of land which is currently zoned General Commercial District, General Agricultural District, and Light Industrial District. The property was formerly a portion of the Fountain Springs Golf Course and is currently void of structural development. The applicant is proposing to construct a climbing gym on the property. The change in use 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 purpose of the General Commercial District is to provide for personal and business services and the general retail business of the city. The proposed land use would be compatible with the surrounding zoning and land uses.
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 subject property has a Future Land Use Designation of Light Industrial which is intended to provide for industrial and commercial uses. General Commercial District is not an allowed zoning district for this land use designation. However, the subject property is located in area of redevelopment and is surrounded by a mix of light industrial and commercial development.
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>The property is located along Fountain Plaza Drive, an Industrial street, to serve as access and accommodate traffic created by future development.</p> <p>The property is currently served with City of Rapid City water and sewer.</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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<p><b>A Balanced Pattern of Growth</b></p>
BPG-3.1A	<p><u>Balanced Uses</u>: Support a mix of residential, commercial, employment, public uses, parks, and green space throughout the community. Once rezoned, the subject property will allow for additional commercial development in an area of redevelopment, which is in character with the existing development in the neighborhood.</p>
	<p><b>A Vibrant, Livable Community</b></p>
LC-3.1C	<p><u>Compatible Infill and Redevelopment</u>: Support compatible infill development and targeted redevelopment to take advantage of existing infrastructure. The subject property was formerly a part of the Fountain Springs Golf Course, which has ceased operations. The Rezoning request will allow for redevelopment of the property in an area with existing infrastructure.</p>
	<p><b>A Safe, Healthy, Inclusive, and Skilled Community</b></p>
SHIS-3.1B	<p><u>Indoor and Outdoor Recreation</u>: Encourage a variety of publicly and privately run indoor and outdoor recreation facilities across the community to provide opportunities for physical activities and support healthy lifestyles. The applicant is proposing the Rezoning request to allow for the construction of a climbing gym.</p>

	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	
	<b>Outstanding Recreational and Cultural Opportunities</b>
RC-2.1	<u>Provide a Variety of Community Recreational Facilities:</u> The proposed construction of a climbing gym will add to the recreational opportunities in the area, and will be compatible with existing nearby recreational facilities.
	<b>Responsive, Accessible, and Effective Governance</b>
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.

<b>Findings</b>	
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 Light Industrial District to General Commercial District complies with the adopted Comprehensive Plan.	

<b>Planning Commission Recommendation</b>	
Staff recommends that the Rezoning request be approved.	