



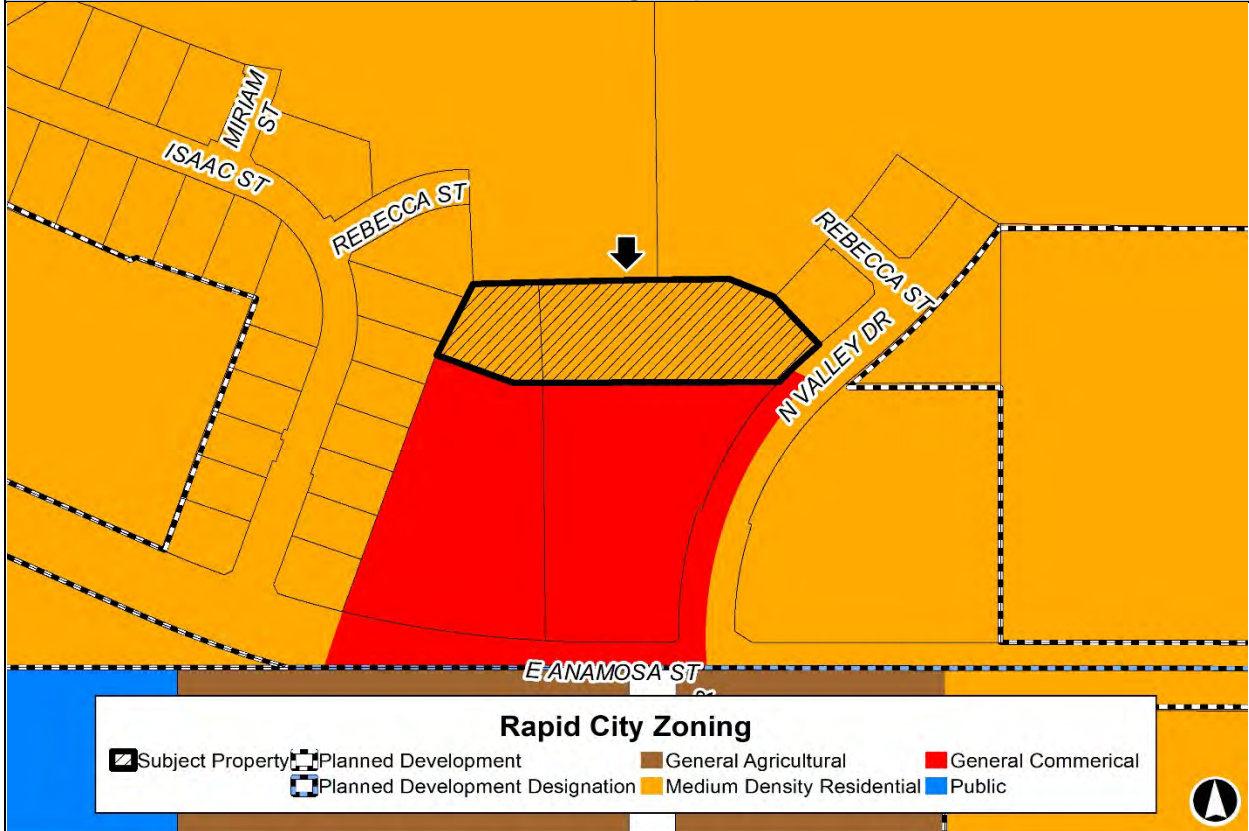
Rapid City Planning Commission

Rezoning Project Report

February 22, 2024

Item #4			
Applicant Request(s)			
Case: #24RZ002 – Rezoning Request from Medium Density Residential District to General Commercial District			
Companion Case: None			
Development Review Team Recommendation(s)			
Staff recommends approval of the Rezoning request from Medium Density Residential District to General Commercial District.			
Project Summary Brief			
<p>The applicant has submitted a Rezoning request to change the zoning designation of a portion of the property addressed as 143 N. Valley Drive from Medium Density Residential District to General Commercial District. The property is void of any structural development and part of a Planned Development Designation (File #22PD014) that was required for rezones #21RZ033, #21RZ034, #21RZ035, and #21RZ036 in the Shepherd Hills South Subdivision. A master plan was submitted with the rezones that identified the property proposed in this Rezoning request as part of the stormwater detention areas. However, this area was not needed as part of the stormwater detention area and was combined with two General Commercial District lots through Lot Line Adjustment Plat #23PL119. The Rezoning request will eliminate the split zoning on Lots 1R and 2R.</p>			
Applicant Information		Development Review Contacts	
Applicant:	BH Capital LLC	Planner:	Jessica Olson
Property Owner:	BH Capital LLC	Engineer:	Todd Peckosh
Project Planner:	Advanced Design Engineering & Surveying, Inc.	Fire District:	Chip Premus
Architect:	N/A	Water/Sewer:	Rapid City
Engineer:	Advanced Design Engineering & Surveying, Inc.	DOT:	Brandon Soulek
Surveyor:	Advanced Design Engineering & Surveying, Inc.		
Subject Property Information			
Address/Location	143 N. Valley Drive, Rapid City		
Neighborhood	Elk Vale Road		
Subdivision	Shepherd Hills South Subdivision		
Land Area	1.57 Acres		
Existing Buildings	None		
Topography	Flat		
Access	N. Valley Drive		
Water Provider	Rapid City		
Sewer Provider	Rapid City		
Electric/Gas Provider	BHE/MDU		
Floodplain	None		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Void of structural development
Adjacent North	MDR	UN	Void of structural development
Adjacent South	MDR	UN	Void of structural development
Adjacent East	GAD	UN	Void of structural development
Adjacent West	MDR	UN	Single Family Lots

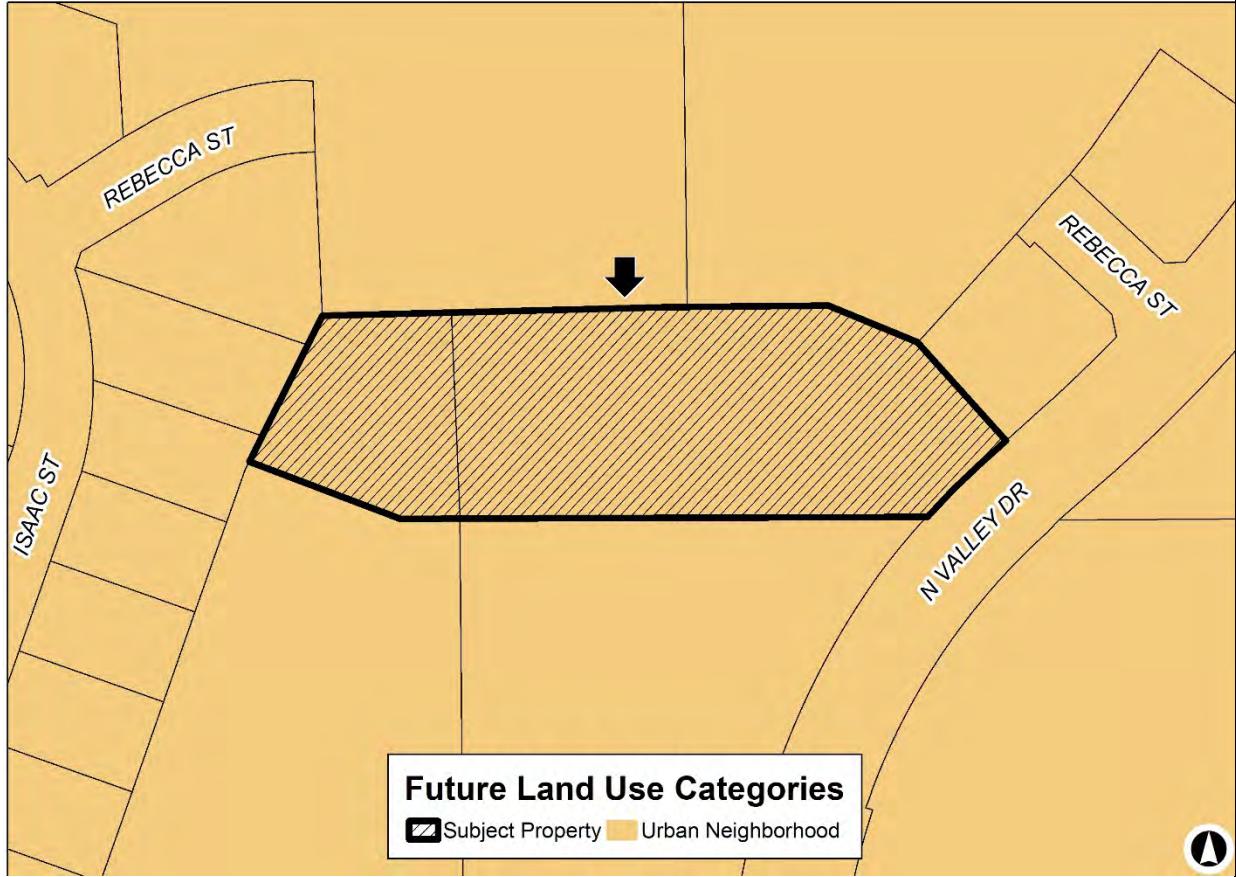
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

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

Relevant Case History			
Case/File#	Date	Request	Action
21RZ033	2/7/2022	Rezone from General Agricultural District to Medium Density Residential District	Approve in conjunction with Planned Development Designation
21RZ034	2/7/2022	Rezone from General Agricultural District to General Commercial District	Approve in conjunction with Planned Development Designation
21RZ035	2/7/2022	Rezone from General Agricultural District to General Commercial District	Approve in conjunction with Planned Development Designation
21RZ036	2/7/2022	Rezone from General Agricultural District to Medium Density Residential District	Approve in conjunction with Planned Development Designation
22PD014	03/09/2022	Planned Development Designation for rezones 21RZ033, 21RZ034, 21RZ035, and 21RZ036	Approve in conjunction with the associated request to rezone the property
23PL119	12/26/2024	Lot Line Adjustment – Consolidation Plat for Lots 1R and 2R of Block 9 of Shepherd Hills South Subdivision	Approve

Relevant Zoning District Regulations		
	Required	Proposed
Lot Area	N/A	1.23 acres
Lot Frontage	N/A	N/A
Maximum Building Heights	4 Stories, 45'	TBD
Maximum Density	N/A	N/A
Minimum Building Setback:		
• Front	25'	TBD
• Rear	15'	TBD
• Side	25'	TBD
• Street Side	25'	TBD
Minimum Landscape Requirements:		
• # of landscape points	As per RCMC 17.50.300	TBD
• # of landscape islands	As per RCMC 17.50.300	TBD
Minimum Parking Requirements:		
• # of parking spaces	As per RCMC 17.50.270	TBD
• # of ADA spaces	As per RCMC 17.50.270	TBD
Signage	As per RCMC 17.50.080	TBD
Fencing	As per RCMC 17.18.080	TBD

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.	A Planned Development Designation exists on the subject property. The master plan proposed as part of the original rezone identified this area for stormwater detention. During buildout of the surrounding residential areas, the area was not used for stormwater detention and the applicant was granted a lot line adjustment that combined an area zoned Medium Density Residential District with two lots that are zoned General Commercial District. Rezoning the northern portion of the two parcels from Medium Density Residential District to General Commercial District will not create negative impacts and will resolve split zoning.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use designation is Urban Neighborhood, which identifies General Commercial District as a secondary use to include neighborhood-serving retail and services. The size and location of the adjacent area currently zoned General Commercial District supports neighborhood-serving commercial uses. Expanding the General Commercial District zoning designation through this request will not significantly increase commercial development potential.
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 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 and N. Valley Drive is shown as a Collector street. The surrounding area is zoned Medium Density Residential District and is in the process of being developed with residential development. The existing General Commercial District at E. Anamosa Street and N. Valley Drive is intended to provide neighborhood-serving commercial uses at the corner of a Principal Arterial street and Collector street. Approximately 3.92 acres of the two parcels are currently zoned General Commercial District. The Rezoning request expands the General Commercial District by an additional 1.57 acres, totaling 5.49 acres. The Rezoning request allows flexibility in site layouts for permitted uses in the General Commercial District and maintains a limited area for commercial uses in an Urban Neighborhood. It does not appear that the Rezone will have any direct or indirect adverse impacts.
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 size and location of the Rezoning request is compatible with the Urban Neighborhood Future Land Use designation to allow neighborhood-serving commercial uses. E. Anamosa Street is a Principal Arterial and N. Valley Drive is identified as a Collector on the Major Street Plan, which are appropriate to serve neighborhood-serving commercial uses at the proposed location. The Rezoning request is within Tax Increment District #84 for the E. Anamosa Street Water Main Extension. Commercial development would contribute to the financing of the Tax Increment District.

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: Support a balanced mix of residential, commercial, employment, public uses, parks, and green space throughout the community.
	A Vibrant, Livable Community
	A Safe, Healthy, Inclusive, and Skilled Community
	Efficient Transportation and Infrastructure Systems
	Economic Stability and Growth
EC-2.1	Commercial Development: Attracts additional retail and service commercial development.
	Outstanding Recreational and Cultural Opportunities
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Rezoning 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	Design standards are not reviewed during the rezoning process.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road
Neighborhood Goal/Policy:	
EV-NA1.1	Prioritize growth and reinvestment: Contributes to the urban growth within the Elk Vale Neighborhood Area.
EV-NA1.1C:	Mixed Use Development: Provides for mixed-use development along East Anamosa Street.

The Development Review Team recommends approving the request to rezone the property from Medium Density Residential District to General Commercial District for the following reasons:

•	The rezone is a result of a lot line adjustment and is consistent with the planned development in this area. Future development of the property would require a Final Planned Development Overlay application to be reviewed and approved.
•	Increasing the General Commercial District by an additional 1.57 acres for a total of 5.49 acres allows flexibility in site layout for permitted uses in the General Commercial District. It does not appear that any direct or indirect adverse effects will result from this amendment.
•	A review of the criteria listed in 17.54.040.D has not identified any adverse impacts associated with the rezoning.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends approval of the Rezoning request from Medium Density Residential District to General Commercial District.