



Rapid City Planning Commission

Rezoning Project Report

October 6, 2016

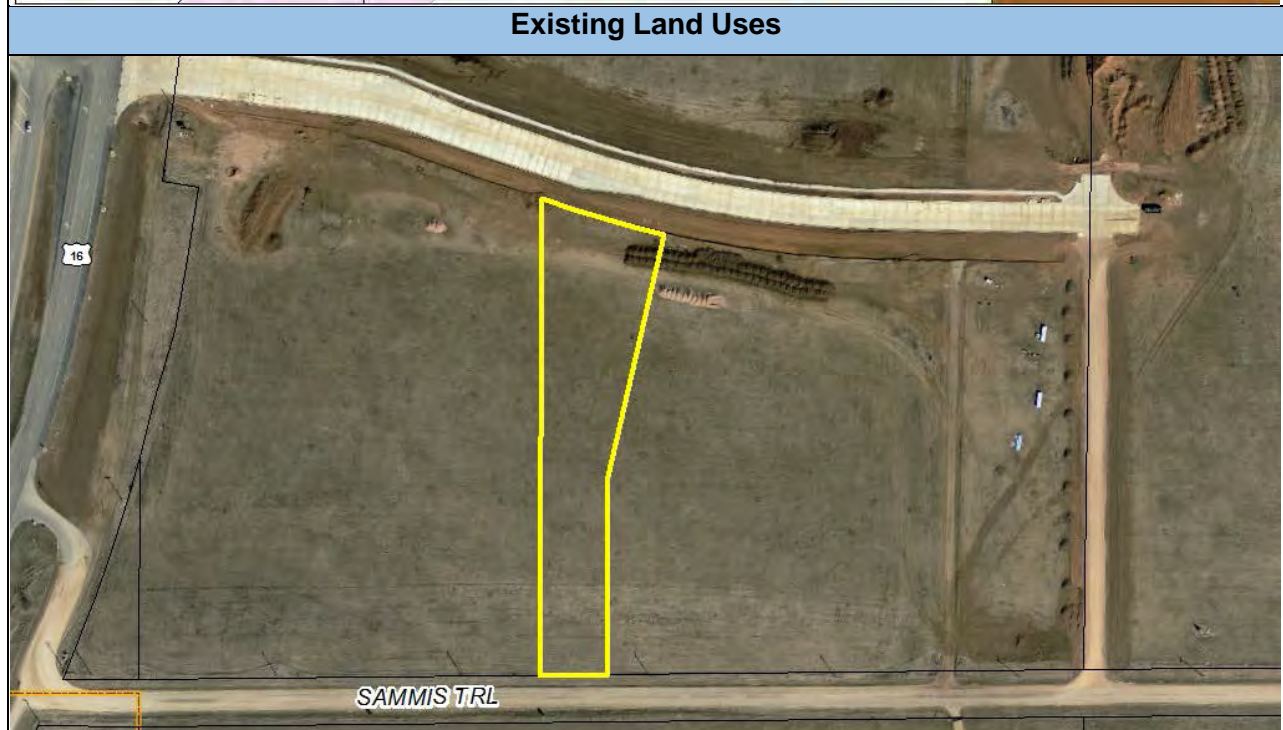
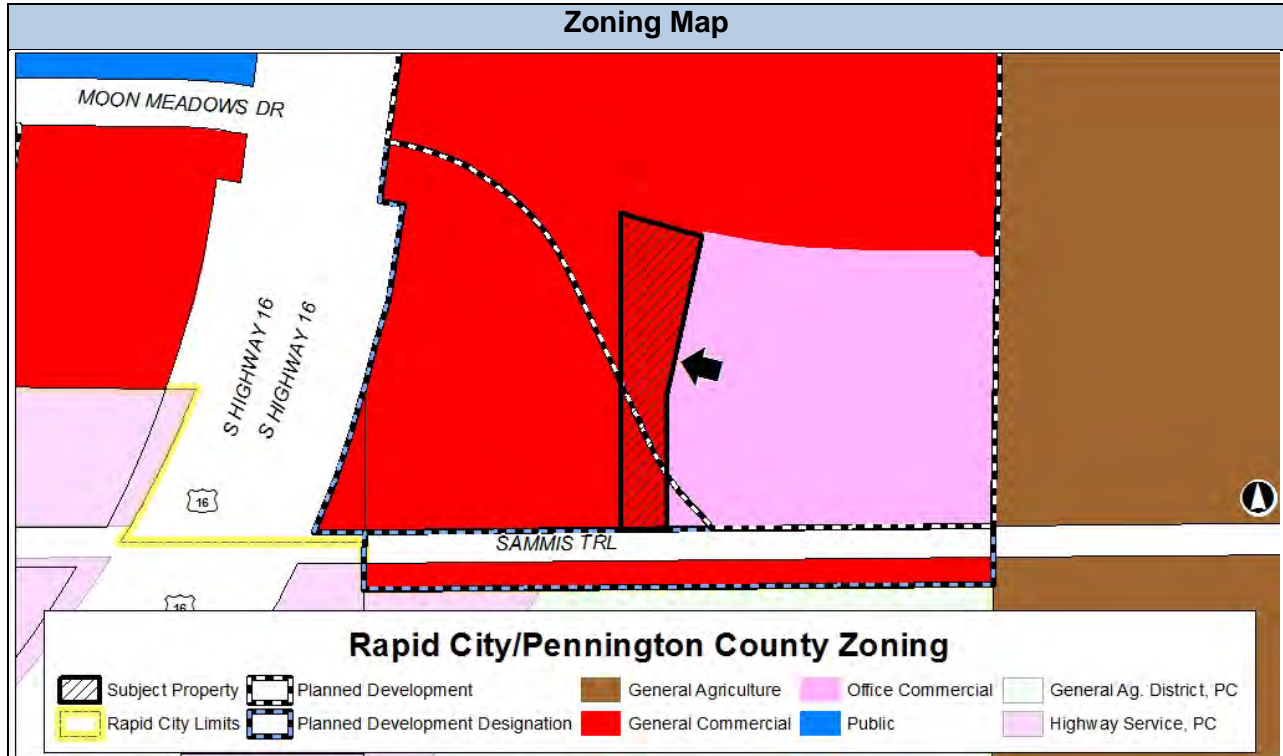
Item #5
Applicant Request(s)
Case # 16RZ032 – Rezoning request from General Commercial District to Office Commercial District
Companion Case(s) N/A

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

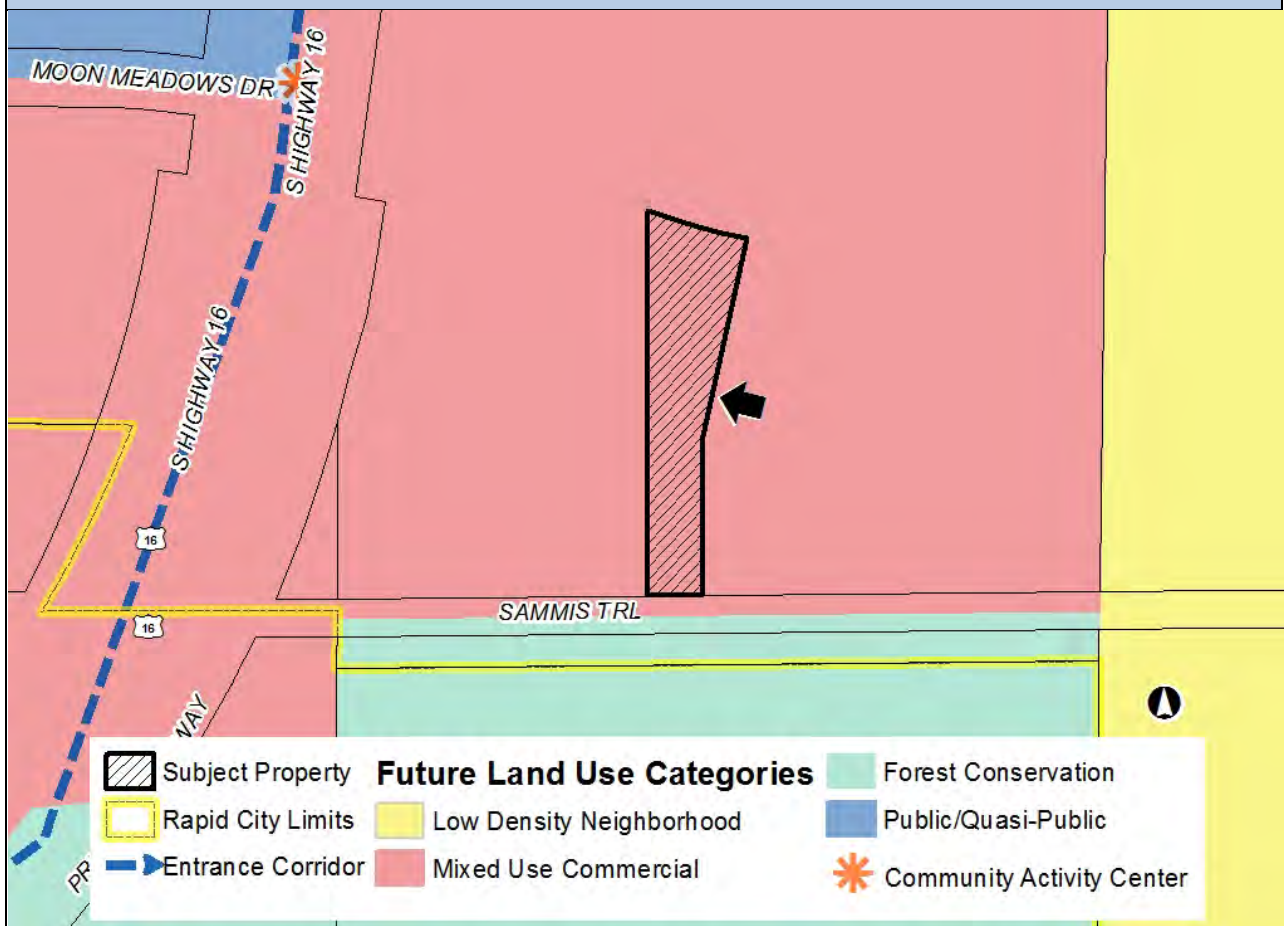
Project Summary Brief	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Office Commercial District for a parcel of land approximately 1.73 acres in size. On April 4, 2016, the City Council approved a Rezoning request (File #16RZ006) to change the zoning designation from General Commercial District to Office Commercial District for 9.04 acres of property located directly to the east of the subject property. In addition, on March 10, 2016, the Planning Commission approved an Initial Planned Development to allow an apartment complex on the adjacent property. The applicant has indicated that a revised Planned Development application will be submitted to relocate the proposed apartment complex moving it further to the west. As such, the applicant has submitted this Rezoning request.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Hagg Brothers LLC	Planner: Fletcher Lacock
Property Owner: Hagg Brothers LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions	School District: Janet Kaiser
Surveyor: KTM Design Solutions	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of U.S. Highway 16 and Moon Meadows Drive on the north side of Sammis Trail
Neighborhood	U.S. Highway 16
Subdivision	Proposed Moon Meadows Subdivision
Land Area	1.73 acres (approximately 75,385 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Sammis Trail / Moon Meadows Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

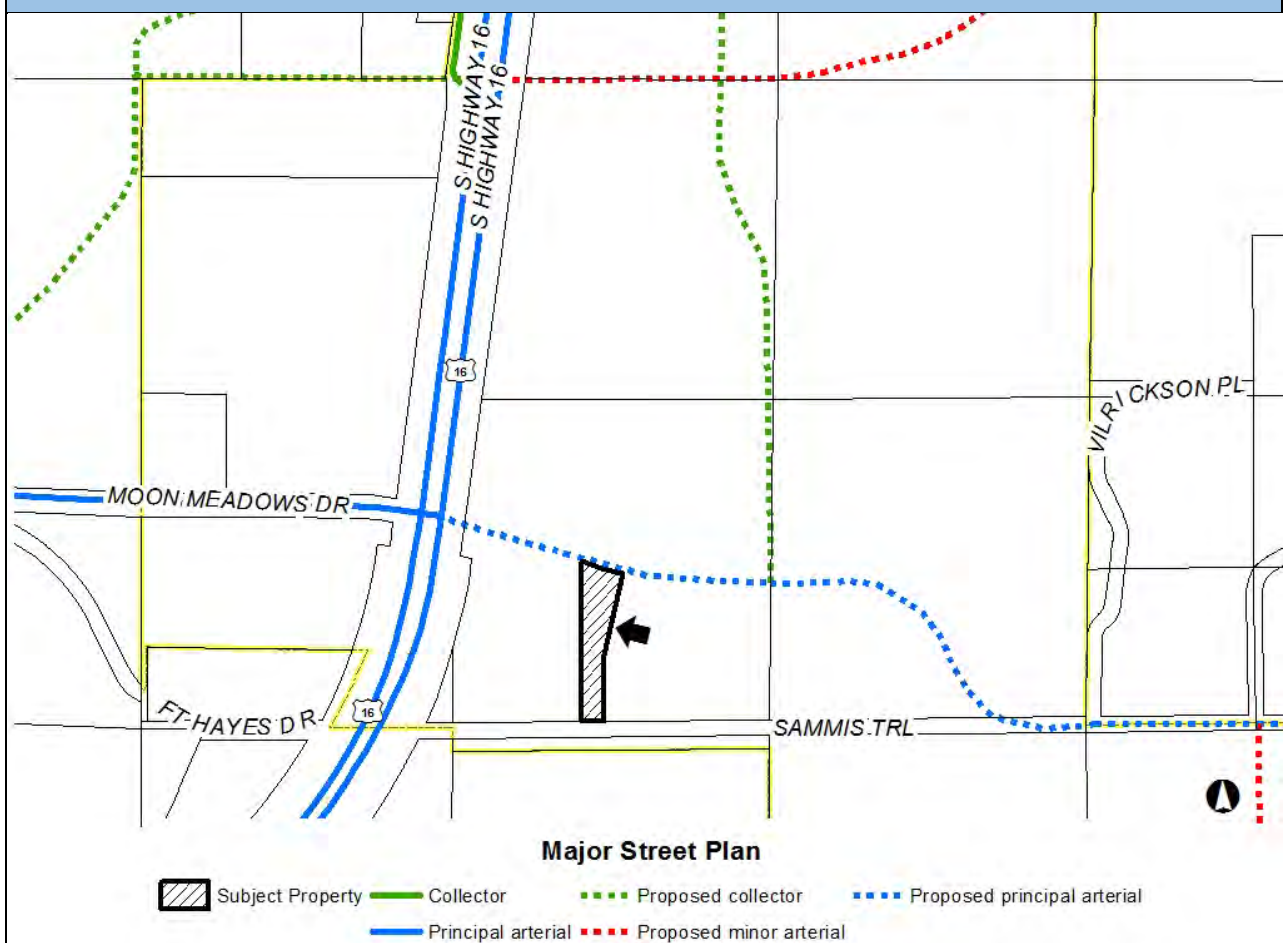
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PD	MUC	Void of structural development
Adjacent North	GC-PD	MUC – Entrance Corridor – Community Activity Center	Void of structural development
Adjacent South	GC and County GA	FC	Void of structural development
Adjacent East	OC - Initial PD	MUC	Void of structural development
Adjacent West	GC-PD	MUC – Entrance Corridor – Community Activity Center	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
16RZ006	4/4/2016	Rezoning from General Commercial District to Office Commercial District	City Council approved
16PD008	3/10/2016	Initial Planned Development Overlay to construct an apartment complex	Planning Commission approved with stipulations
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	1.73 acres	
Lot Frontage / Lot Width	N/A	Approximately 50 feet	
Maximum Building Heights	3 stories, 35 feet	N/A	
Maximum Density	35%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	12 feet	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

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 adopted Comprehensive Plan identifies a Community Activity Center located at U.S. Highway 16 and Moon Meadows which is suitable for a mix of uses including higher density residential. The applicant has submitted a revised Master Plan identifying a future row of townhomes along Healing Way which moves the proposed apartment complex to the west. The requested Rezoning request is needed to accommodate the relocation of the future apartment complex which is not permitted in the General Commercial District. The applicant should be aware that a Final Planned Development Overlay application must be submitted for review and approval showing the relocation of the apartment complex and revising the boundary of the Planned 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 Mixed Use Commercial which identifies higher density residential as a secondary use. The applicant should be aware that a Final Planned Development Overlay will be required.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse	The property is located adjacent to U.S. Highway 16 which is identified as an Entrance Corridor. The property is also located within a Community Activity Center. The proposed Rezoning request is consistent with the adopted

effects result from the amendment.	Comprehensive Plan due to the proposed mix of uses in the subdivision. As noted above, the subject property will be higher density residential with the balance of the proposed subdivision zoned General Commercial District. It does not appear that the proposed amendment will adversely affect any other part of the City.
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 of the property is Mixed Use Commercial adjacent to a Community Activity Center. The proposed Rezoning request to Office Commercial District is consistent with the Comprehensive Plan creating clusters of commercial activity and housing along U.S. Highway 16 and Moon Meadows Drive. A Traffic Impact Study was submitted with the construction of Moon Meadows Drive identifying an apartment complex up to 240 units in size. The applicant is proposing to construct a 160-unit apartment complex.

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-1.1A	Compact Growth: The Rezoning request promotes development within Rapid City boundaries with access to City utilities and paved streets.
BPG-3.1A	Balanced Uses: The property is located adjacent to the U.S. Highway 16 corridor abutting an identified Community Activity Center. The proposed apartment complex supports the goal of providing a balance of housing and commercial clusters of activity per the applicant’s Master Plan for the area.
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Moon Meadows Drive is identified as a Principal Arterial Street on the City’s Major Street Plan. The future subdivision of the property will require that right-of-way be dedicated and constructed accordingly.
	Economic Stability and Growth
EC-3.1A	Employment Areas: The proposed Rezoning request supports the identified Community Activity Center by creating a cluster of mixed-use activity as identified on the applicant’s Master Plan.
	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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan	
Designation(s):	Mixed Use Commercial – Community Activity Center
Design Standards:	
GDP-MU2	Integrated Housing: The proposed Rezoning request supports the goal of providing housing in Community Activity Centers. The applicant has submitted a revised Master Plan identifying a row of townhomes east of the apartment complex along Healing Way. The proposed townhomes show a drop-off in density from the proposed apartment complex and commercial corridor to the west. Higher density residential is identified as a secondary use in the Mixed Use Commercial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
US16-NA1.1B	Mixed-Use Development: The Rezoning request supports a mix of commercial and residential uses in a cluster of activity adjacent to the U.S. Highway 16 and Moon Meadows Drive area.
US16-NA1.1C	Community Activity Centers: The proposed higher density residential supports the goal of creating a cluster of activity near the intersection of U.S. Highway 16 and Moon Meadows Drive.

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 future land use designation of the property is Mixed Use Commercial adjacent to a Community Activity Center which identifies higher density residential as a secondary use. The proposed Rezoning maximizes the use of existing infrastructure upgrades and supports the goal of creating clusters of activity centers with a mix of commercial and residential uses. In addition, the applicant’s revised Master Plan shows commercial development on the surrounding proposed lots to the north and west and a row of townhomes to the east.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.