



Rapid City Planning Commission

Rezoning Project Report

January 5, 2017

Item #9
Applicant Request(s)
Case # 16RZ034 – Rezoning request from General Commercial District to Light Industrial District
Companion Case(s) N/A

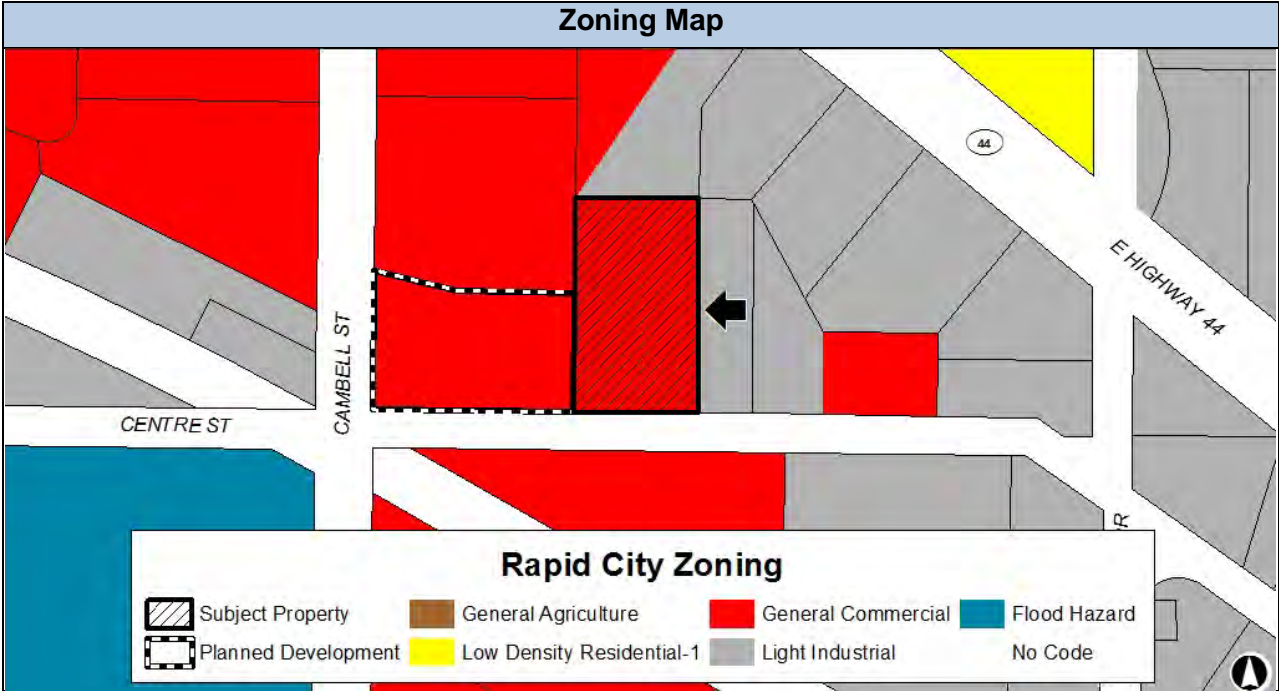
Development Review Team Recommendation(s)
The Development Review Team recommends approval.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Light Industrial District for a parcel of land approximately 1.85 acres in size. The property is developed with a mini-warehouse facility which is a permitted use in the Light Industrial District.

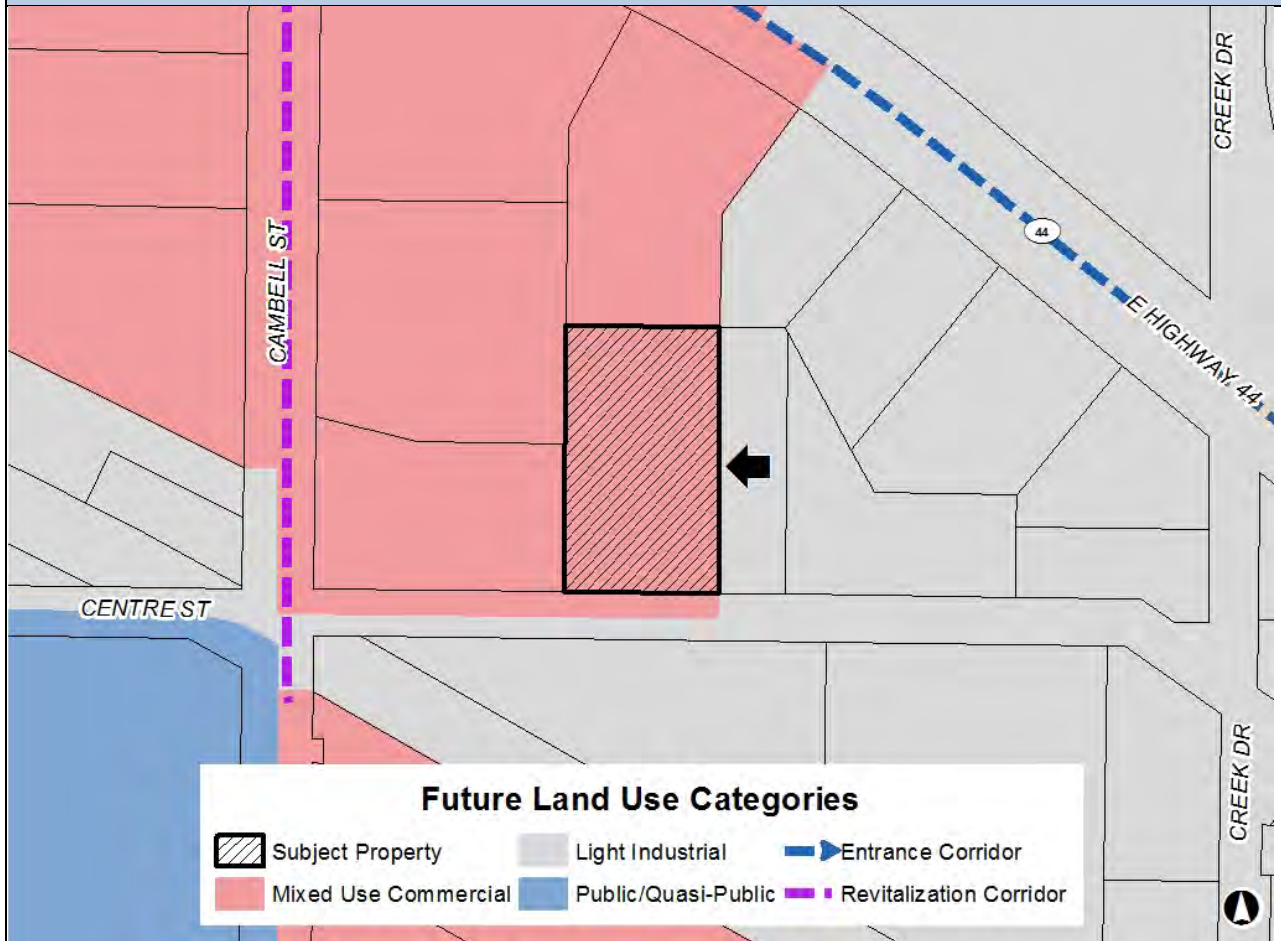
Applicant Information	Development Review Team Contacts
Applicant: Steve Wynia	Planner: Fletcher Lacock
Property Owner: Wyngard Investments LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1300 Centre Street
Neighborhood	Southeast Connector
Subdivision	Cambell Square Addition
Land Area	1.85 acres (approximately 80,586 square feet)
Existing Buildings	20,300 square feet
Topography	Relatively flat
Access	Centre Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

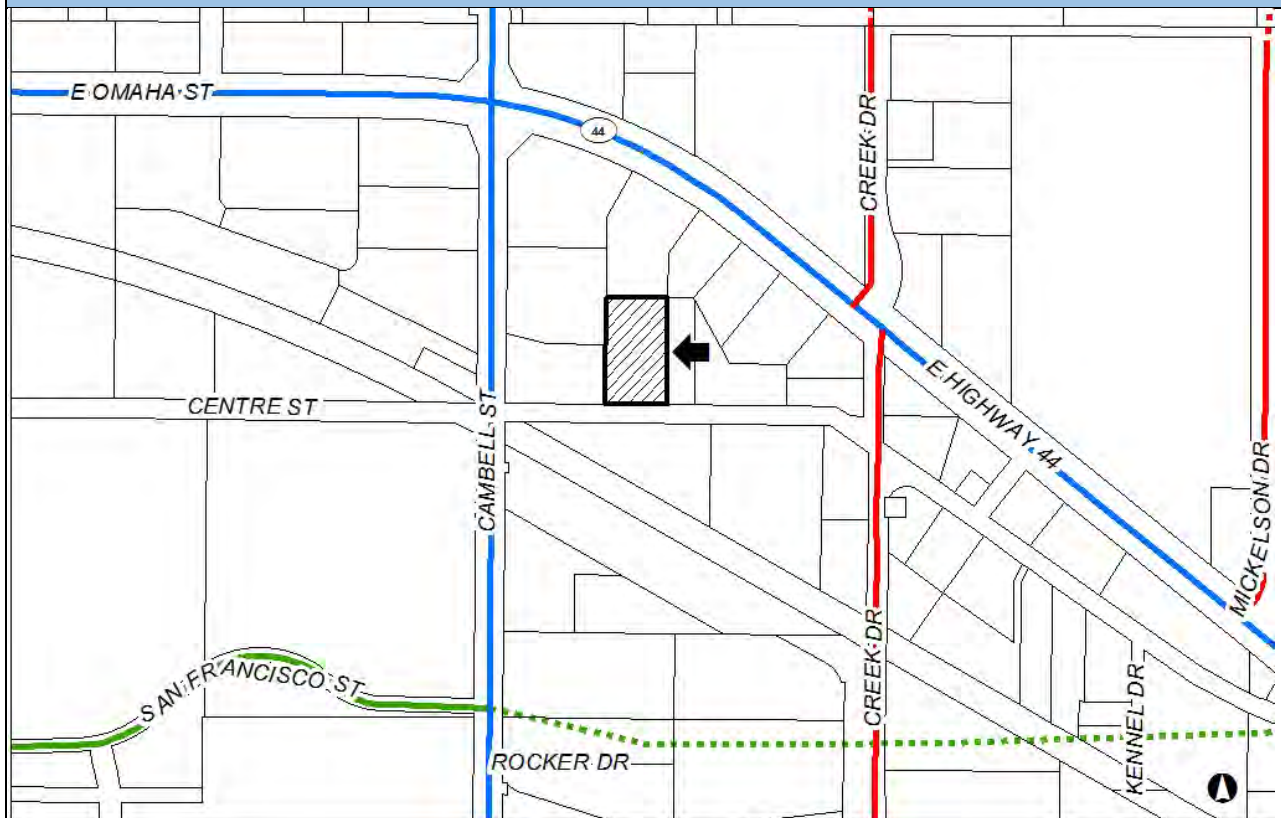
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Mini-warehouse facility
Adjacent North	LI	MUC	Void of structural development
Adjacent South	GC	LI	Amerigas Propane
Adjacent East	LI	LI	Mini-warehouse facility
Adjacent West	GC and GC-PD	MUC – Revitalization Corridor	Mini-warehouse facility and a commercial strip mall



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
16ZE012	12/28/2016	Zoning Exception request to reduce the minimum required side yard and rear yard setbacks from 25 feet to 20 feet	Staff approved
03UR005	5/22/2003	Conditional Use Permit to allow mini-storage	Planning Commission approved
UR1226	11/15/1993	Conditional Use Permit to allow an on-sale liquor establishment	City Council approved
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	80,586 square feet	
Lot Frontage / Lot Width	N/A	Approximately 250 feet	
Maximum Building Heights	4 stories, 45 feet	One story	
Maximum Density	75%	70%	
Minimum Building Setback:			
• Front	25 feet	39.7 feet	
• Rear	25 feet	Zoning Exception granted to allow 20 feet	
• Side	25 feet	Zoning Exception granted to allow 20 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	61,787	64,000	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	30 feet of circulation aisle	30 feet	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	Existing pole sign	
Fencing	Pursuant to RCMC	6 foot high chain link fence around the rear of property	

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 property is currently zoned General Commercial District with an approved Conditional Use Permit to allow a mini-storage facility and an on-sale liquor establishment in conjunction with a casino. The casino has closed and the license has been transferred to the adjacent property to the west. Rezoning the property to Light Industrial District will prevent any future on-sale liquor use on the property. The applicant has indicated that the existing mini-storage facility will be expanded in the future. A mini-storage facility is a permitted use in the Light Industrial District. The property is located on the western edge of an industrial corridor located adjacent to East S.D. Highway 44.
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. As noted above, property to the south and east are identified as suitable for Light Industrial uses. The property is currently developed with a mini-storage facility which is a permitted use in the Light Industrial District.

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 applicant has indicated that the existing mini-storage facility will be expanded in the future. As noted above, the mini-storage facility is a permitted use in the Light Industrial 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. The property is adjacent to an industrial corridor which extends to the east along East S.D. Highway 44. Properties to the east and south are also zoned Light Industrial District. The proposed Rezoning request to Light Industrial District is consistent with the Comprehensive Plan.

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
	N/A
	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: Centre Street intersects with Cambell Street to the west of the subject property. Cambell Street is identified as a Principal Arterial Street on the City’s Major Street Plan.
	Economic Stability and Growth
	N/A
	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):	Mixed Use Commercial
Design Standards:	
	The property is located on the edge of an established industrial corridor which extends to the north and east of the subject property adjacent to East S.D. Highway 44. The property is currently developed with a mini-storage facility which is identified as a permitted use in the Light Industrial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
	The property is developed with a mini-storage facility which is identified as a permitted use in the Light Industrial District. The applicant has indicated that the existing structure which was the former location of a casino will be redeveloped into additional mini-storage.

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 Light Industrial. The property is currently developed with a mini-storage facility which is identified as a permitted use in the Light Industrial District.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Rezoning request be approved.	