



Rapid City Planning Commission

Rezoning Project Report

January 5, 2017

Item #10
Applicant Request(s)
Case # 16RZ035 – Rezoning request from General Agricultural District to Light Industrial District
Companion Case(s) 16PL139 – Preliminary Subdivision Plan to create proposed Lot 1 of A and J Meier Subdivision

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 Agricultural District to Light Industrial District for a parcel of land approximately 8 acres in size. The applicant has also submitted a Preliminary Subdivision Plan (File #16PL139) to create proposed Lot 1 of A and J Meier Subdivision.

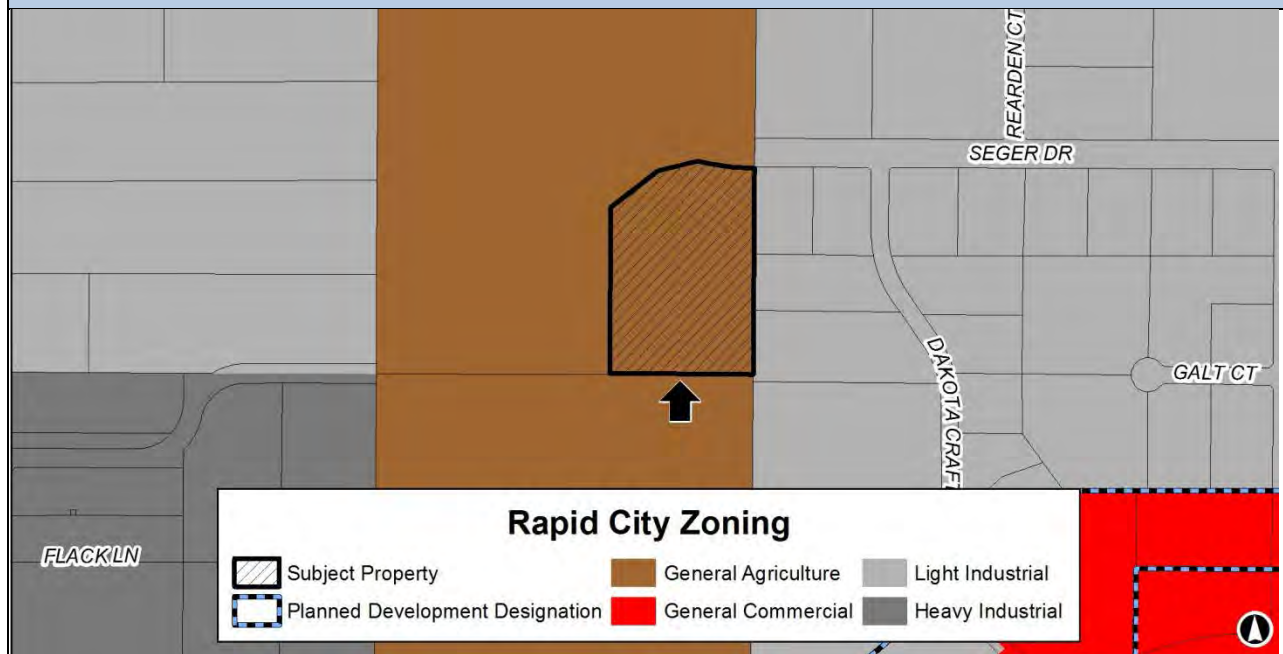
Applicant Information	Development Review Team Contacts
Applicant: A and J Meier LLC	Planner: Fletcher Lacock
Property Owner: A and J Meier LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: KTM Design Solutions	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 435 feet southwest of the intersection of Seger Drive and Dakota Craft Drive
Neighborhood	Northeast
Subdivision	Proposed A and J Meier Subdivision
Land Area	8 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Seger Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	N/A

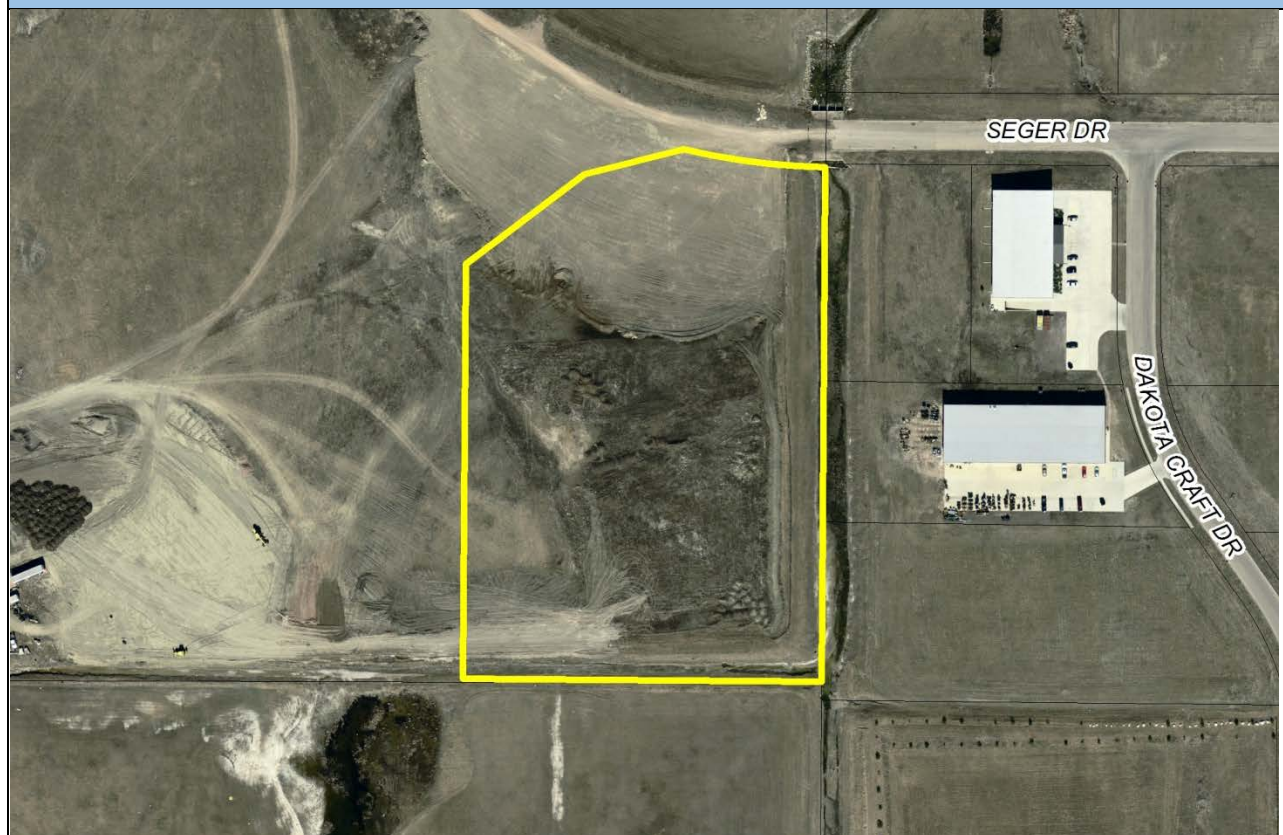
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LI	Void of structural development
Adjacent North	GA	LI	Void of structural development
Adjacent South	GA	LI	Void of structural development
Adjacent East	LI	LI	Industrial structures
Adjacent West	GA	LI	Void of structural development

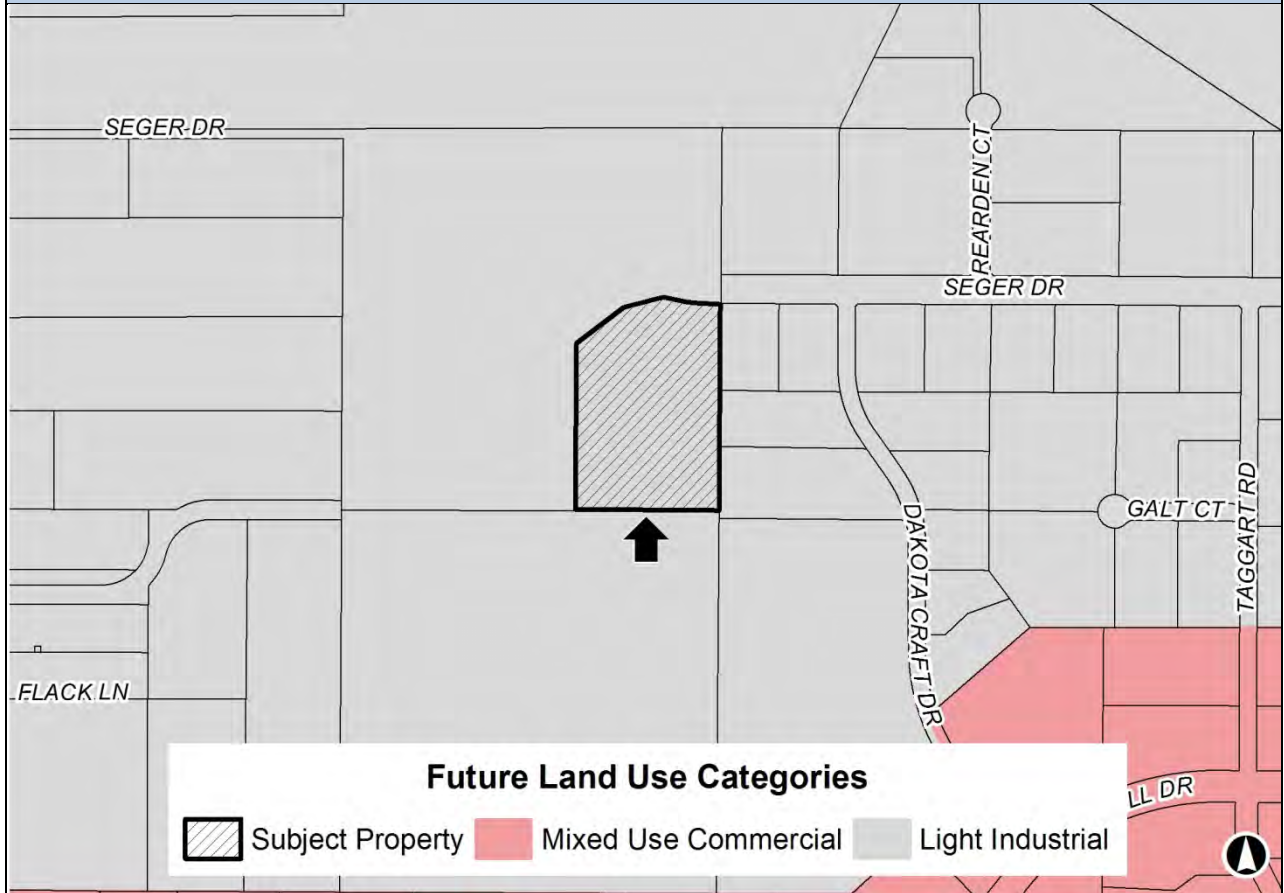
Zoning Map



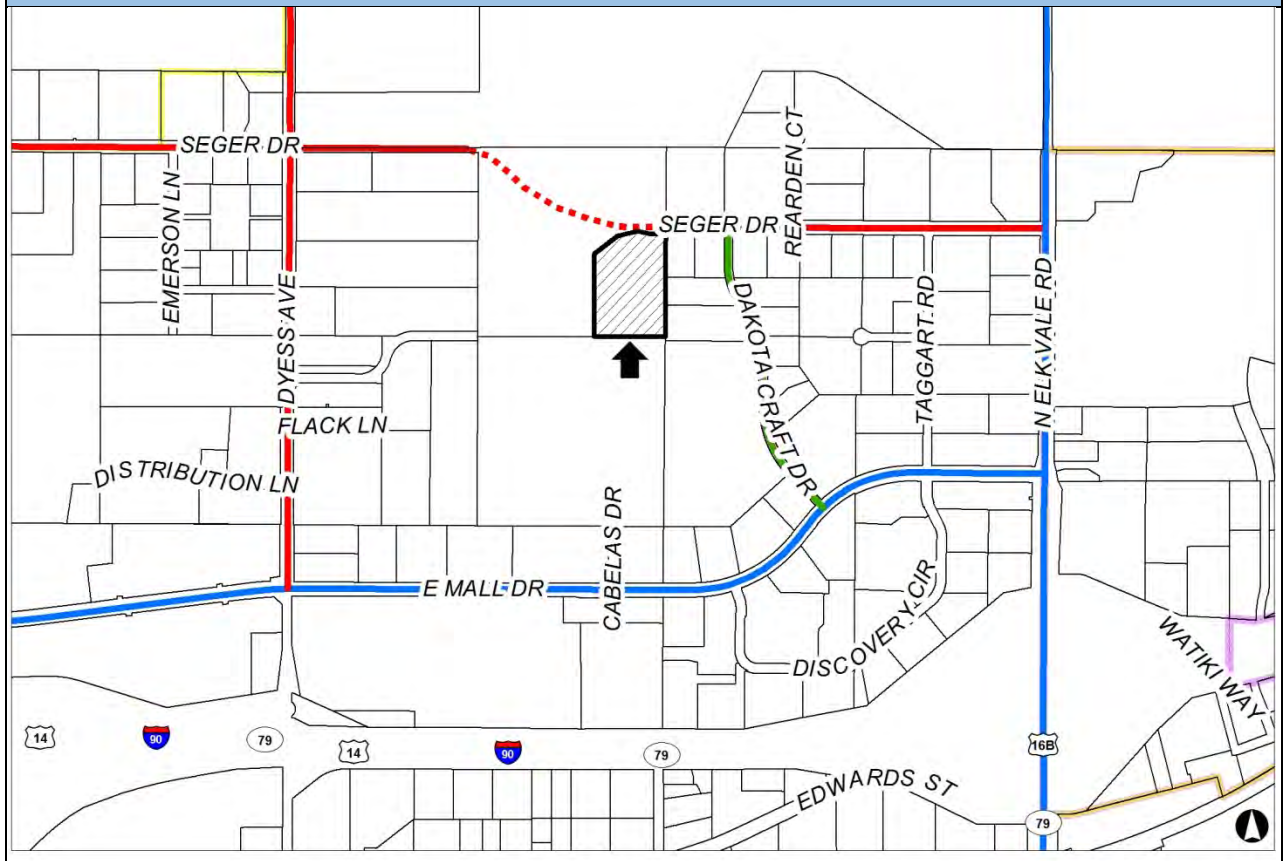
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	Approximately 348,480 square feet	
Lot Frontage / Lot Width	N/A	200 feet	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 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 applicant has also submitted a Preliminary Subdivision Plan (File #16PL139) to create proposed Lot 1 of A and J Meier Subdivision. The Preliminary Subdivision Plan has been suspended to allow staff to meet with the applicant and discuss design issues. The future land use designation of the property is identified as a Light Industrial.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Light Industrial. 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.	The property is located in an existing industrial corridor. The proposed Rezoning is consistent with the adopted Comprehensive Plan and surrounding land uses. It does not appear that the 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 Light Industrial. The proposed Rezoning 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: Seger Drive is identified as a Minor Arterial Street on the City’s Major Street Plan. The future subdivision of the property will require that right-of-way be dedicated and the street constructed accordingly.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed Rezoning request supports the identified growth of industrial uses in this area. Industrial uses will benefit from easy access to arterial streets and the interstate.
	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):	Light Industrial
Design Standards:	
N/A	The future land use designation of the subject property is Light Industrial. The applicant is proposing to Rezone the property from General Agricultural District to Light Industrial District.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Northeast
Neighborhood Goal/Policy:	
NE-NA1.1C	Employment Activities: The Rezoning request supports the development of industrial employment located adjacent to Seger Drive and Dyess Avenue.

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 Light Industrial. The proposed Rezoning request is in compliance with the goals of the adopted Comprehensive Plan to support the growth of industrial uses south of Seger Drive.

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