



Rapid City Planning Commission

Rezoning Project Report

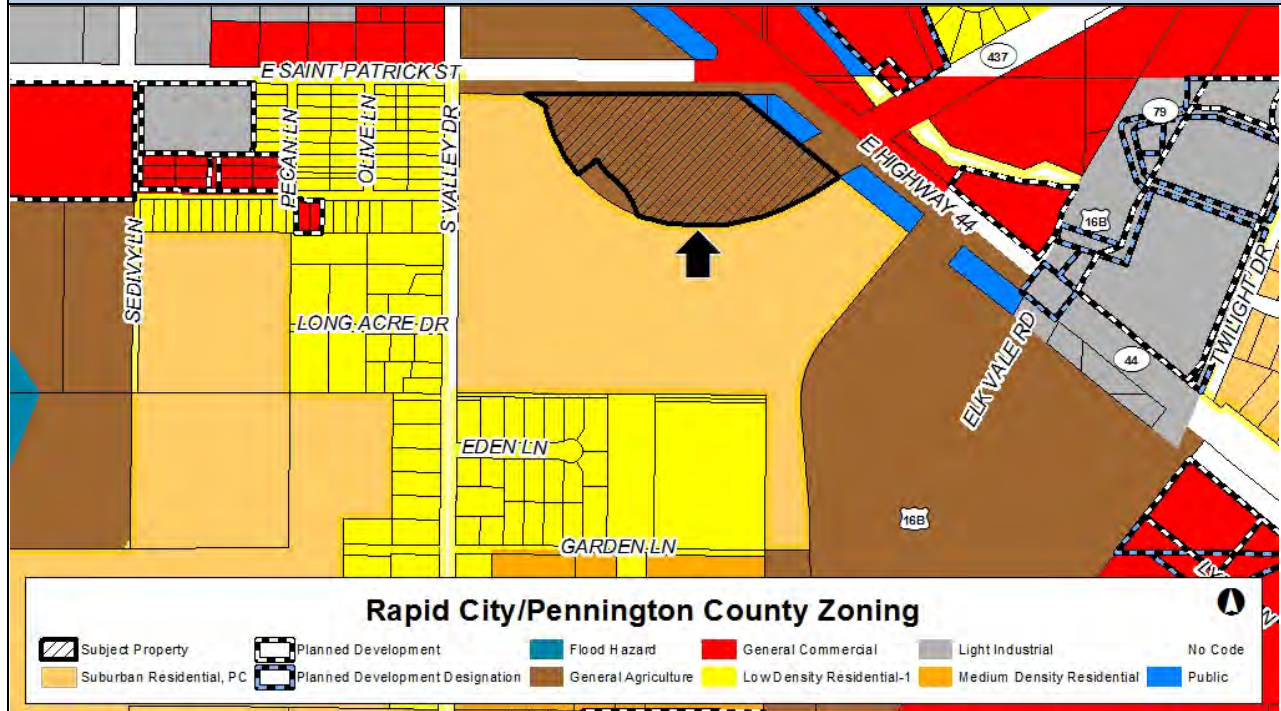
March 9, 2017

Item 7	
Applicant Request(s)	
Case # 17RZ009	A request to rezone property from General Agriculture District to General Commercial District
Companion Case(s): 17AN002, a petition for Annexation in the City Limits of Rapid City 17PL004, a Preliminary Subdivision Plan to create 2 lots 17PL013, a Preliminary Subdivision Plan to create 28 residential lots 17PD007, an Initial Planned Development 17RZ004, a request to rezone property from No Use District to Low Density Residential District 17RZ005, a request to rezone property from No Use District to Medium Density Residential District 17RZ006, a request to rezone property from No Use District to General Commercial District 17RZ007, a request to rezone property from No Use District to General Commercial District 17RZ008, a request to rezone property from General Agriculture District to Medium Density Residential District	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the request to rezone property from General Agriculture District to General Commercial District be approved.	
Project Summary Brief	
The applicant has submitted a request to rezone approximately 10.73 acres from General Agriculture District to General Commercial District. The applicant has submitted five additional rezone requests for the property as noted above. The total area of property requested for rezoning in all associated applications is approximately 45.7 acres, to be rezoned for a mix of commercial and residential uses. Portions of the development are located within the City Limits, while others are in the process of annexation. The applicant has also submitted a Preliminary Subdivision Plan (File #17PL013) and an Initial Planned Development (File #17PD007) for the development of 28 single-family residences. On February 9, 2017, the Planning Commission approved an Annexation (File #17AN002) and Preliminary Subdivision Plan (File #17PL004) to create two lots in the Johnson Ranch Subdivision.	
Applicant Information	Development Review Team Contacts
Applicant: KTM Design Solutions, Inc.	Planner: Robert Laroco
Property Owner: BH Capital, LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: Kumar Veluswamy
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	Southeast of the intersection of East Saint Patrick Street and East Highway 44
Neighborhood	Southeast Connector Neighborhood
Subdivision	Section 9, T1N, R8E, proposed Johnson Ranch Subdivision
Land Area	10.73 acres, approximately 467,399 sq ft.
Existing Buildings	No structural development
Topography	Generally level
Access	East Saint Patrick, East Highway 44
Water Provider	Rapid Valley Sanitary District
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	None identified
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LDN, Revitalization Corridor, Gateway Corridor	No structural development
Adjacent North	GA, Public	UN, Revitalization Corridor	No structural development
Adjacent South	NU	LDN	No structural development
Adjacent East	GC, GC/PD, Public	Public, MUC, Gateway Corridor	Retail/Services
Adjacent West	NU	LDN, Revitalization Corridor	No structural development

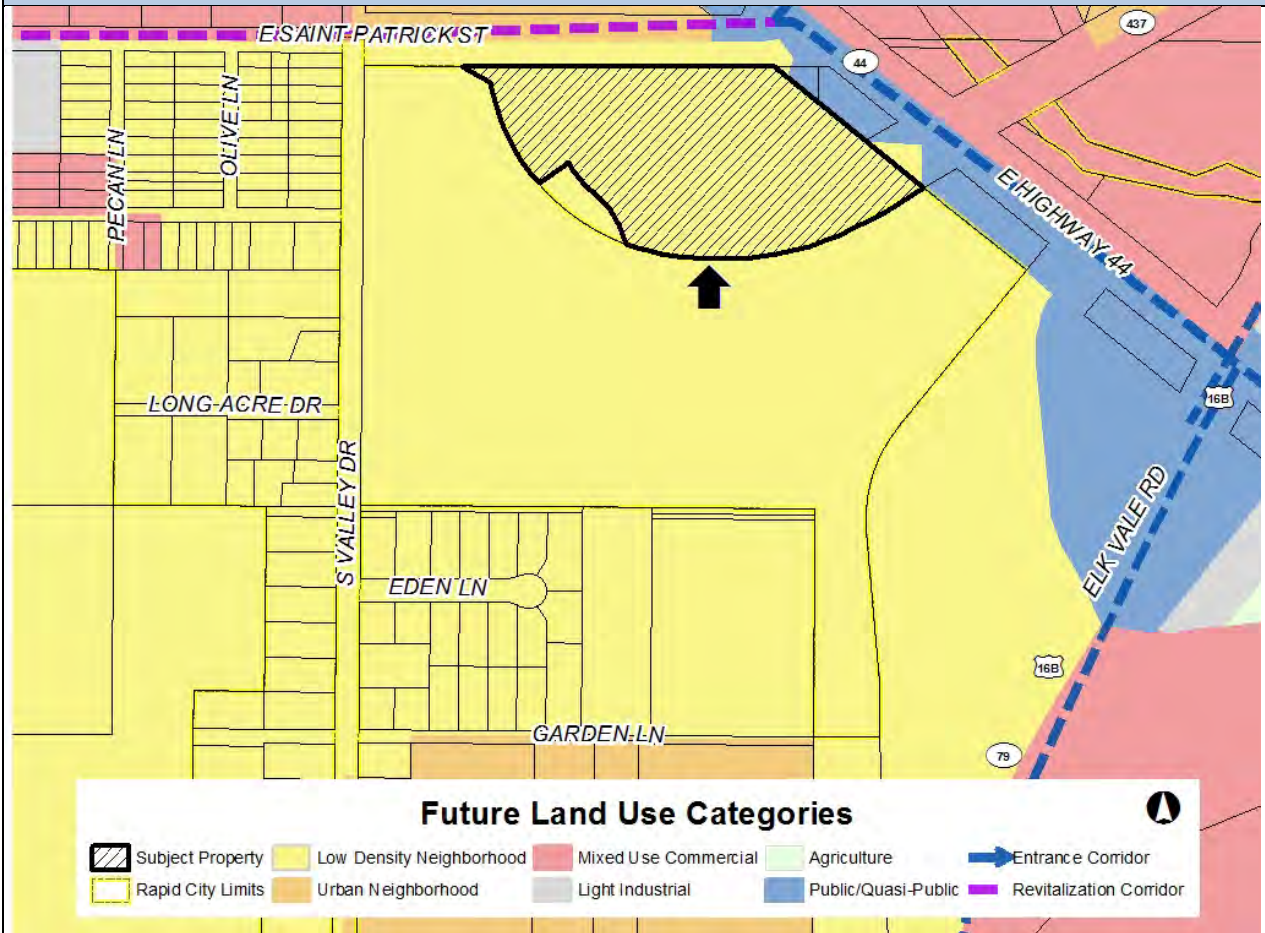
Zoning Map



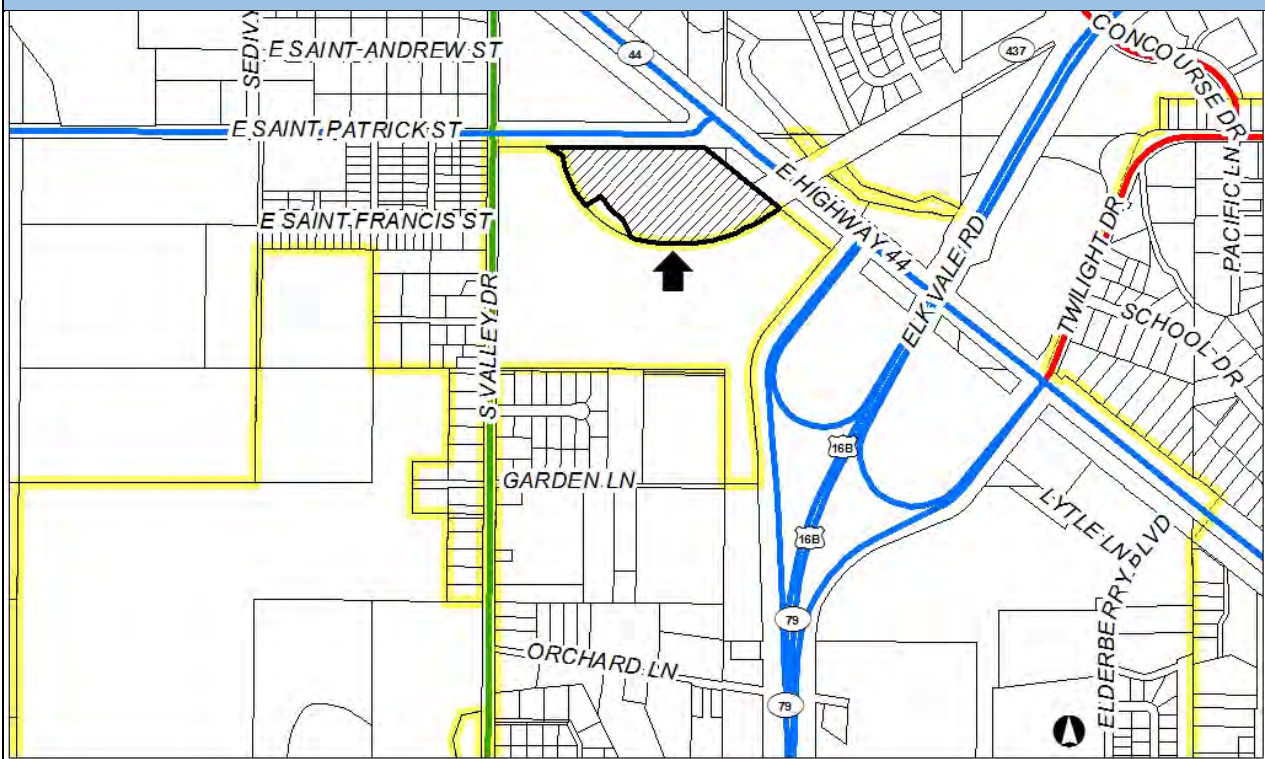
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required		Proposed
Lot Area	No minimum required		N/A
Lot Frontage	No minimum required		N/A
Maximum Building Heights	4 stories, 45 ft		N/A
Maximum Density	75%		N/A
Minimum Building Setback:			
• Front	25 ft to South Valley Drive		N/A
• Rear	25 ft to residential zoning south		N/A
• Side	0 ft to General Commercial District, 25 ft to residential zoning district		N/A
• Street Side	25 ft to East Saint Patrick St.		N/A
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC		N/A
• # of landscape islands	Per RCMC		N/A
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC		N/A
• # of ADA spaces	Per RCMC		N/A
Signage	Per RCMC		N/A
Fencing	Per RCMC		N/A

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 General Agriculture District is intended to serve as a holding district for property recently annexed into the City Limits but which is not anticipated to be developed in the near-term future. The applicant has submitted a number of applications intended to develop this property as a part of a larger master development plan. The proposed development of the property represents changing conditions that necessitate the requested rezoning.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The intent of the Zoning Ordinance is to ensure the safe, orderly development of property in the City. The General Commercial District is intended to provide for the general retail and service needs of the City. This requested rezone will allow for development of the site with commercial uses and is consistent with the intent of the Zoning Ordinance. In addition, the General Agriculture District is generally considered a holding district, especially for property on the edges of the City which have been annexed, but which have not yet been developed.
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.	Adjacent property to the west and south is zoned No Use District and is under consideration for a rezone to General Commercial District (File #s 17RZ006 and 17RZ007). Portions of the property to the south are zoned General Agriculture District and are under consideration for a rezone to Medium Density Residential District. Master Plan

	<p>submitted for the development of the entire site shows a mix of commercial and residential development. Currently the property is undeveloped agricultural land. East Saint Patrick Street located north of the property, East S.D. Highway 44 located northeast of the property, and Elk Vale Road located east of the property are classified as Arterial Streets on the City's Major Street Plan, capable of accommodating large volumes of commercial and residential traffic. South Valley Drive, located west of the property, is identified as a Collector Street on the City's Major Street Plan and will serve as primary access to the anticipated multifamily residential development. As a part of the subdivision of the property, the applicant is working with City staff to ensure that the adjacent street network can accommodate the traffic generated from the anticipated uses.</p>
<p>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>	<p>Submitted plans show the proposed development bordered on three sides by arterial streets and a collector street located along the western boundary of the development. Low-density residential uses adjacent to high volume streets can result in adverse noise and traffic impacts in residential neighborhoods. Allowing commercial uses adjacent to the higher volume roads will reflect the character of similar mixed-use campus developments in the City. In addition, the location of the proposed Medium Density Residential District between the proposed General Commercial District and Low Density Residential District will ensure that adequate separation and a transition between low intensity residential uses and higher-intensity commercial uses is being maintained.</p> <p>At the March 6, 2017 City Council meeting, the Rapid City Council will consider a Preliminary Subdivision Plan for the creation of two lots, including one lot that will be zoned General Commercial District as a result of this request. Platting the property requires that utilities and streets are constructed and/or improved to serve the anticipated development. During the review of the associated Preliminary Subdivision Plan, the applicant noted that a Traffic Impact Study is being commissioned to address and traffic concerns associated with the proposed development.</p> <p>Public Works staff has noted that the property is located within the Rapid Valley Sanitary District service boundary. The applicant has met with the Rapid Valley Sanitary District and anticipates that all utility services will be provided in compliance with the Rapid Valley Sanitary District Master Plan. Design of all street network infrastructure, utility service and capacity will be provided as a part of the subdivision of the property.</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:

Comprehensive Plan Conformance – Core Values Chapters

 A Balanced Pattern of Growth	
BPG-1.1A	<u>Compact Growth</u> : The proposed rezone is required due to the recent annexation of the property. The property was formerly a “doughnut hole” on the boundaries of the City, surrounded on all sides by property located within the Rapid City Limits. The annexation and subsequent rezoning of the property will encourage compact growth and limit leapfrog development on the edges of the City.
 A Vibrant, Livable Community	
LC-5.2B	<u>Reduce Barriers</u> : The requested rezone will encourage a broader mix of uses along the East Saint Patrick Street corridor, an identified Reinvestment Corridor in the Rapid City Comprehensive Plan.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	<u>Major Street Plan Integration</u> : The East Saint Patrick Street/East Highway 44/Elk Vale Road corridors should be considered in the review of development applications, including requests to rezone property. In this case, commercial uses are appropriate adjacent to three principal arterial streets which serve as a gateway to the community in an area in need of additional infill and redevelopment.
 Economic Stability and Growth	
N/A	N/A
 Outstanding Recreational and Cultural Opportunities	
RC-1.1B	<u>Parks Planning</u> : The submitted Master Plan for the entire development identifies a public park is proposed. The applicant is coordinating with Rapid City Parks and Recreation to ensure ownership and maintenance of the park. The location and timeframe for the transfer of ownership and maintenance of the proposed park will be secured through the subdivision of the property.
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities</u> : The requested rezone requires notification of surrounding property owners located within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been three inquiries into the requested rezone. The inquiring parties have expressed opposition to the rezoning based on concerns about the anticipated increase in intensity of use and its impact on the surrounding neighborhood, infrastructure, and traffic patterns.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Neighborhood, Revitalization Corridor, Gateway Corridor
Design Standards:	
GDP-GEC	<u>General Design Principles for Gateways and Entrance Corridors</u> : The following design principles apply to all gateway and entrance corridors: <ul style="list-style-type: none"> • Establish consistent and well-designed directional signage. • Enhance the character of streetscapes through a consistent design

	<p>utilizing the incorporation of street trees, sidewalk furniture, special paving, public art, shade structures, median landscaping, monument signage, and landscaping treatments in setbacks.</p> <ul style="list-style-type: none"> • Plan developments to encourage pedestrian and bicycle facilities and facilitate access to transit services. • Establish centralized access to manage traffic circulation. Utilize shared access and/or alternative access to achieve management goals. • Orient development toward the corridors and gateways, with high levels of architectural details, pedestrian accessibility, and anchor points located at major intersections. • Locate surface parking away from street frontages. Screen parking from Gateways and Entrance Corridors. • Reduce existing signage and avoid additional visual clutter through the use of low-profile monument signage, consolidated signage, and prohibition of pole signage. • Design intersections with safe multi-modal accessibility.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood
Neighborhood Goal/Policy:	
SEC-NA1.1D	<u>Mixed-Use Development</u> : The annexation of property and proposed rezone requests support the mixed used development desired for the area between Elk Vale Road and South Valley Drive.

The Development Review Team recommends that the request to rezone the property from General Agriculture District to General Commercial District be approved for the following reasons:

•	Submitted plans show the proposed development bordered on three sides by arterial streets and a collector street located along the western boundary of the development. Low-density residential uses adjacent to high volume streets can result in adverse noise and traffic impacts in residential neighborhoods. However, allowing commercial uses adjacent to the higher volume roads will reflect the character of similar mixed-use campus developments in the City. In addition, the location of the proposed Medium Density Residential District between the proposed General Commercial District and Low Density Residential District will ensure that adequate separation and a transition between low-intensity residential uses and higher-intensity commercial uses is maintained.
•	Developing the property as per the applicant's Master Plan requires that the property be platted, creating lots to support the mix of commercial and residential uses. The subdivision of the property as proposed will ensure that utilities and streets are being constructed and/or improved to serve the anticipated development. In addition, the applicant has indicated that a Traffic Impact Study is being commissioned to address any traffic concerns associated with the proposed development.
•	Public Works staff has noted that the property is located within the Rapid Valley Sanitary District service boundary. The applicant has met with the Rapid Valley Sanitary District and has noted that utility services will be provided in compliance with the Rapid Valley Sanitary District Master Plan. Design of all street network infrastructure, utility service and capacity are required as a part of the subdivision of the property.

Staff recommends that the request to rezone property from General Agriculture District to General Commercial District be approved.