



# Rapid City Planning Commission

## Rezoning Project Report

April 20, 2017

<b>Item #11</b>
<b>Applicant Request(s)</b>
Case # 17RZ010 – Rezoning request from General Commercial District to Light Industrial District
Companion Case(s) 17PD014 – Initial Planned Development Overlay to allow for storage area

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends that the Rezoning request be denied. <b>that if the Planning Commission determines that the Initial Planned Development Overlay to allow outdoor storage is appropriate for the property, then the Rezoning be approved in conjunction with the Initial Planned Development Overlay.</b>

<b>Project Summary Brief</b>
<p><b>(Update April 6, 2017. All revised and/or added text is shown in bold.)</b> On March 23, 2017, the Planning Commission directed the applicant to submit an Initial Planned Development Overlay application to be reviewed in conjunction with the Rezoning request. The Planning Commission stated that the following issues needed to be addressed:</p> <ul style="list-style-type: none"> <li>• <b>Truck traffic access away from East Saint Patrick Street and securing access through property to the north and west;</b></li> <li>• <b>A landscape and screening buffer along East Saint Patrick Street; and,</b></li> <li>• <b>Information regarding lighting and signage.</b></li> </ul> <p><b>Staff recommends that if the Planning Commission determines that the Initial Planned Development Overlay to allow outdoor storage is appropriate for the property, then the Rezoning be approved in conjunction with the Initial Planned Development Overlay.</b></p> <p>The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Light Industrial District for two parcels of land approximately 1.84 acres in size. The applicant has indicated that Kieffer Sanitation is proposing to purchase the property.</p>

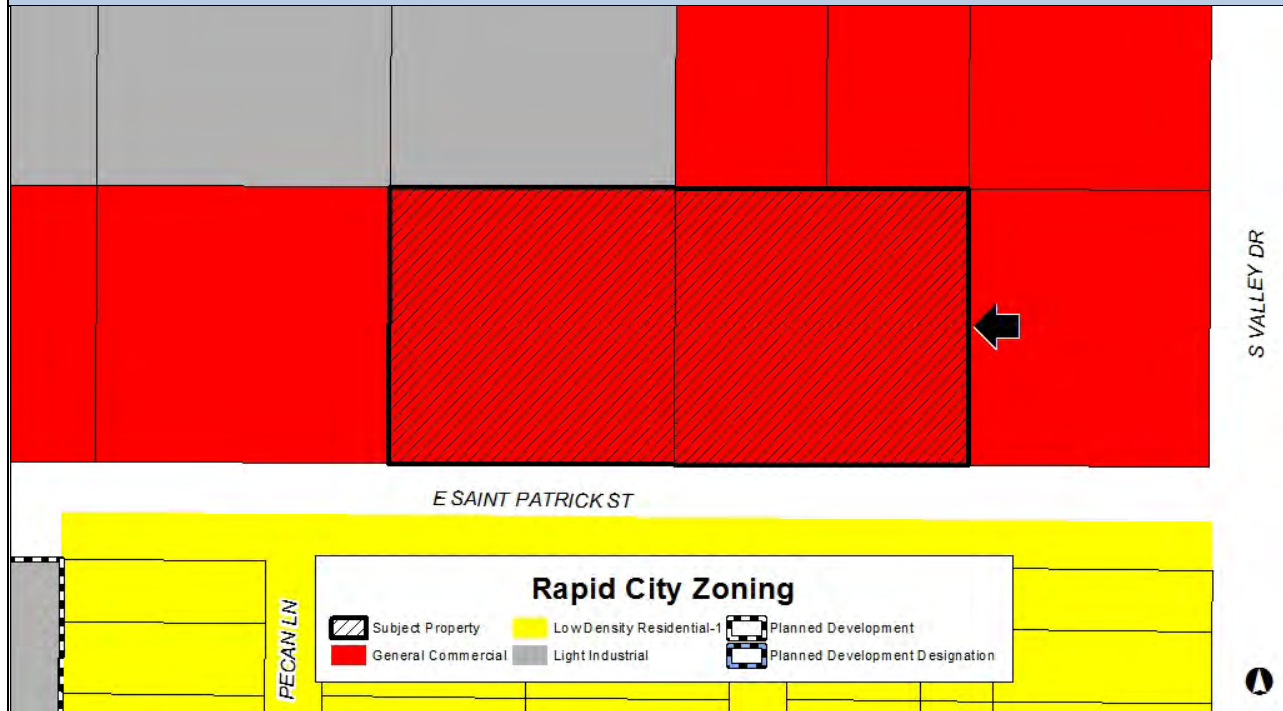
Applicant Information	Development Review Team Contacts
Applicant: Waste Connections, Inc	Planner: Fletcher Lacock
Property Owner: Epic Outdoor Advertising	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: Fisk Land Surveying & Consulting Engineers	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2510 East Saint Patrick Street
Neighborhood	Southeast Connector
Subdivision	Schlottman Addition
Land Area	1.84 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	East Saint Patrick Street
Water Provider	Rapid City
Sewer Provider	Rapid Valley Sanitary District
Electric/Gas Provider	West River Electric
Floodplain	Federally designated 500 year floodplain protected by levee

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC–Revitalization Corridor	Two billboard signs
Adjacent North	LI and GC	LI and MUC	Outdoor storage yards
Adjacent South	LDR	LDN–Revitalization Corridor	Single-family dwellings
Adjacent East	GC	MUC–Revitalization Corridor – Revitalization Node	Valley Sports Bar and Grill
Adjacent West	GC	MUC – Revitalization Corridor	Kieffer Sanitation

### Zoning Map

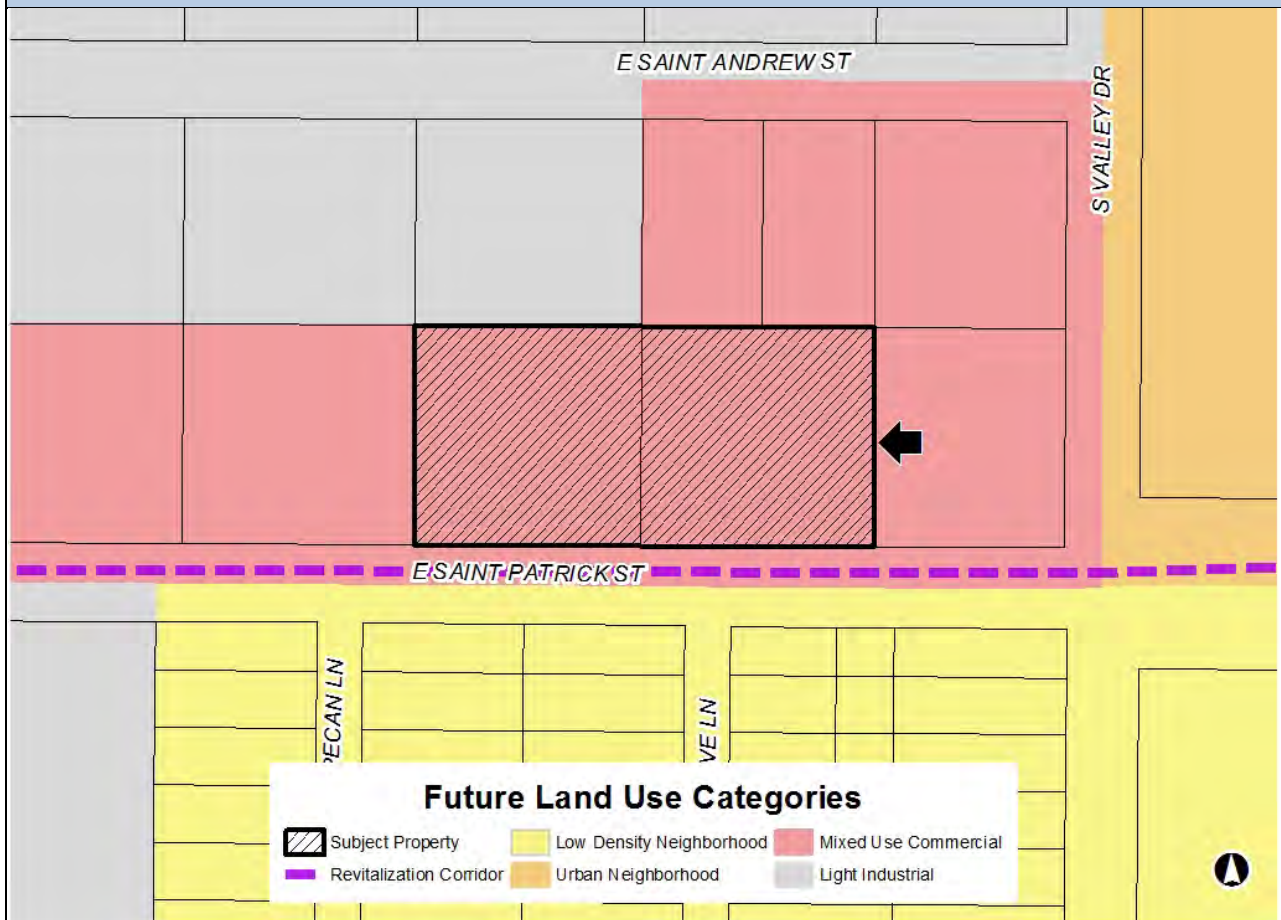


### Existing Land Uses

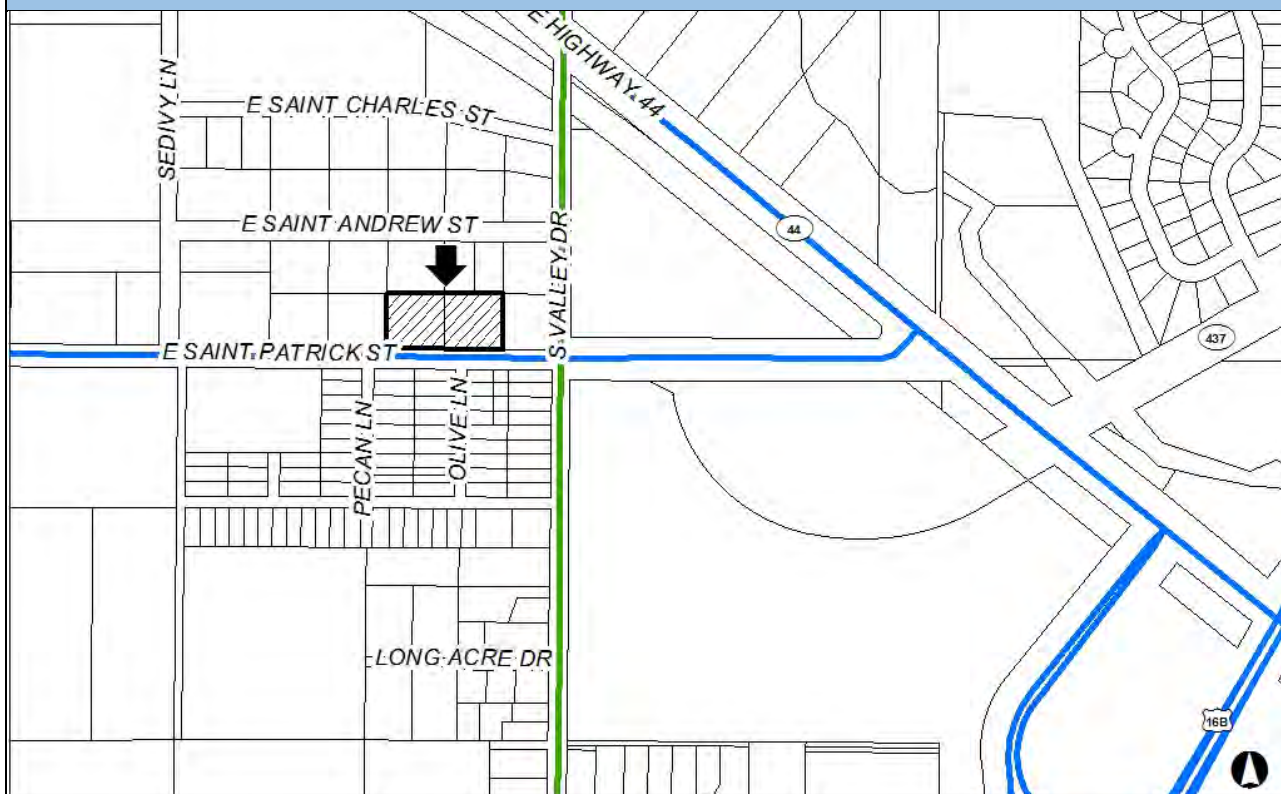




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	Approximately 80,150 square feet	
Lot Frontage / Lot Width	N/A	Approximately 410 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	820 square feet allowed	Two existing legal non-conforming off-premise billboard signs	
Fencing	Pursuant to 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.	Property to the southeast is currently being developed with a mix of commercial, multi-family and single-family residential to be known as the Johnson Ranch Subdivision. East Saint Patrick Street is identified as a Principal Arterial Street on the City's Major Street Plan and is identified as a Revitalization Corridor on the City's Future Land Use Plan. The future land use designation of the property is Mixed-Use Commercial adjacent to a Revitalization Node and Revitalization Corridor. The property is currently void of any buildings which could be repurposed or revitalized. The proposed development in the area does not support the Rezoning of the property to Light Industrial District.
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 adjacent to a Revitalization Corridor and a Revitalization Node. Property to the south is zoned Low Density Residential District and is developed with single-family dwellings. In addition, to the southeast will be the Johnson Ranch Subdivision with a mix of commercial and residential development. There is an existing Light Industrial Corridor located to the north of the property and to the west along Sedivy Lane. The General Commercial District provides a separation between the Light Industrial District and Saint Patrick Street which is a Revitalization Corridor. As noted above, the property is currently void of any buildings. There are two billboard signs currently

	located on the property which will not be removed. The types of uses allowed in the Light Industrial District do not promote the goals of the Mixed-Use Commercial land use designation or the Revitalization Corridor. East Saint Patrick Street is identified as a Principal Arterial Street on the City's Major Street Plan and does not serve as a buffer between any future industrial uses and the adjacent established residential 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 subject property and the properties to the east and west serve as a commercial buffer between the established residential neighborhood located on the south side of East Saint Patrick Street and an industrial corridor located to the north and west. Currently the property is only developed with two billboard signs. The proposed Rezoning does not support the reuse of an existing building as there is no existing development. The proposed Rezoning request may have an adverse effect on the existing residential development located on the south side of East Saint Patrick Street.
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 abutting East Saint Patrick Street which is identified as a Revitalization Corridor. East Saint Patrick Street is also identified as a Principal Arterial Street on the City's Major Street Plan. The subject property is a part of a commercial buffer on the north side of East Saint Patrick Street between an established residential neighborhood to the south and an industrial corridor to the north. The adjacent properties to the east and west are zoned General Commercial District. Property to the south is developed with single-family dwellings and property to the southeast will be the Johnson Ranch Subdivision with a mix of commercial and residential land uses. The identified permitted and conditional uses in the Light Industrial District would not be in compliance with the goals of the Mixed Use Commercial land use designation, the Revitalization Corridor, or the existing and proposed commercial and residential development beginning to revitalize the area.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.2C	<b>Priority Revitalization Corridors:</b> East Saint Patrick Street is identified as a Revitalization Corridor. In combination with the Mixed-Use Commercial land use designation, this portion of the corridor promotes a mix of uses including high density residential, offices and mixed-use commercial development. The expansion of the Light Industrial land use designation is not in compliance with the goals of the Revitalization Corridor.
	<b>A Vibrant, Livable Community</b>
	N/A

	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> East Saint Patrick Street is identified as a Principal Arterial Street on the City's Major Street Plan.
	<b>Economic Stability and Growth</b>
EC-3.1C	<b>Other Employment Areas:</b> The proposed Rezoning request does not support the development of mixed-use commercial. The current zoning designation serves as a buffer between the industrial uses to the north and an established residential neighborhood located on the south side of East Saint Patrick Street. Based on the type of uses allowed in a Light Industrial District, the expansion of an industrial corridor along this section of East Saint Patrick Street would not support the goal of revitalization of the corridor.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
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	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed-Use Commercial / Revitalization Corridor</b>
<b>Design Standards:</b>	
N/A	The future land use designation of the subject property is Mixed-Use Commercial abutting a Revitalization Corridor and the current zoning is General Commercial District. The property is currently void of structural development other than two billboard signs. The applicant is not proposing to remove the billboard signs. The current zoning designation serves as a buffer between an established residential neighborhood to the south and an industrial corridor to the north.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Southeast Connector</b>
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1B	<b>Employment Area:</b> The Southeast Connector Neighborhood Area goals support buffering residential uses from heavier industrial uses. In this area, the General Commercial District serves as the buffer and supports the goal of a mixed-use commercial development along a Revitalization Corridor. Future development at the identified Revitalization Node will be a mix of commercial, multi-family and single-family residential.
SEC-NA1.1D	<b>Mixed-Use Development:</b> The proposed Rezoning request to Light Industrial District does not support the future land use designation of Mixed-Use Commercial along a Revitalization Corridor. The proposed Rezoning request would weaken a buffer between an established residential neighborhood and an industrial corridor.



### Findings

On March 23, 2017, the Planning Commission directed the applicant to submit an Initial Planned Development Overlay application to be reviewed in conjunction with the Rezoning request. The Planning Commission stated that the following issues needed to be addressed:

- Truck traffic access away from East Saint Patrick Street and securing access through property to the north and west;
- A landscape and screening buffer along East Saint Patrick Street; and,
- Information regarding lighting and signage.

**Staff recommends that if the Planning Commission determines that the Initial Planned Development Overlay to allow outdoor storage is appropriate for the property, then the Rezoning be approved in conjunction with the Initial Planned Development Overlay.**

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 proposed Rezoning request does not support the development and reinvestment of mixed-use commercial in a Revitalization Corridor. The proposed Rezoning would erode an established buffer between industrial uses to the north and an established residential neighborhood located on the south side of East Saint Patrick Street. The property abuts a Revitalization Corridor in East Saint Patrick Street. Current development in the area supports the goal of a mixed-use residential and commercial development. Based on the type of uses allowed in a Light Industrial District, the expansion of an industrial corridor along this section of East Saint Patrick Street would not support the goal of revitalization of the corridor.

### Planning Commission Recommendation and Stipulations of Approval

Staff recommends that ~~the Rezoning request be denied.~~ **if the Planning Commission determines that the Initial Planned Development Overlay to allow outdoor storage is appropriate for the property, then the Rezoning be approved in conjunction with the Initial Planned Development Overlay.**