



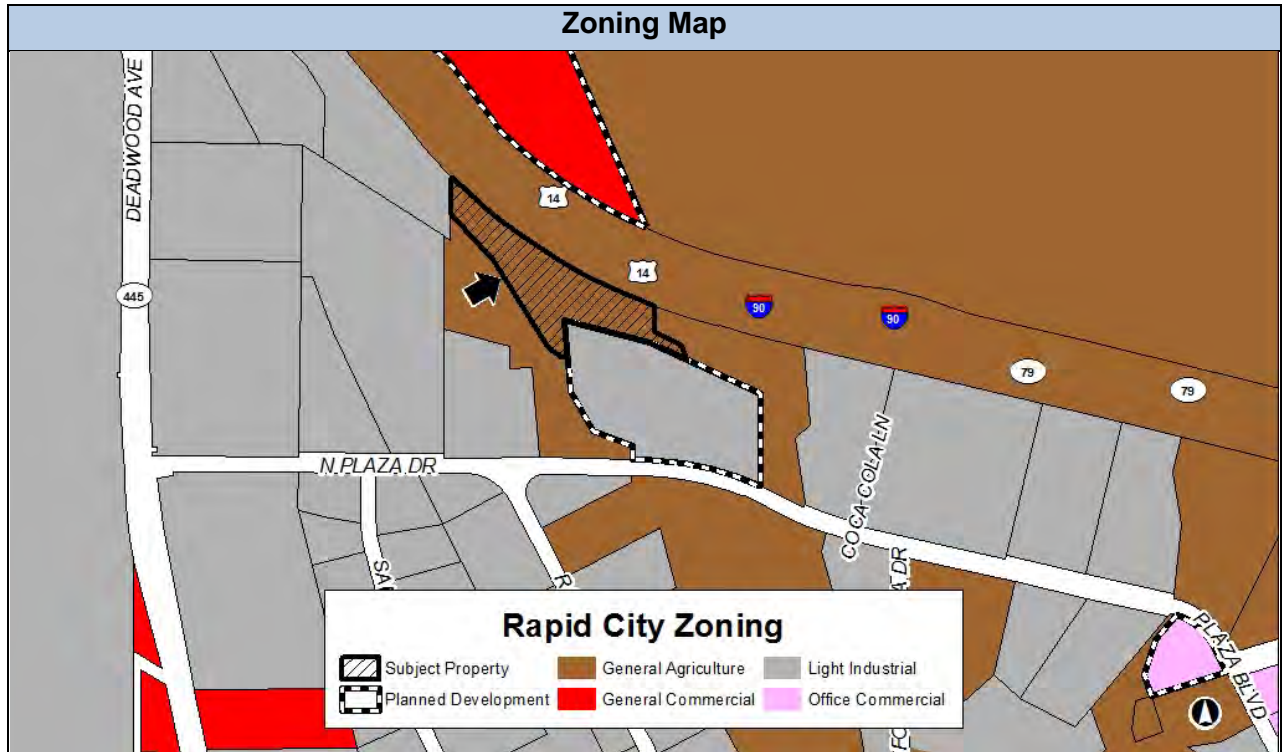
Rapid City Planning Commission

Rezoning Project Report

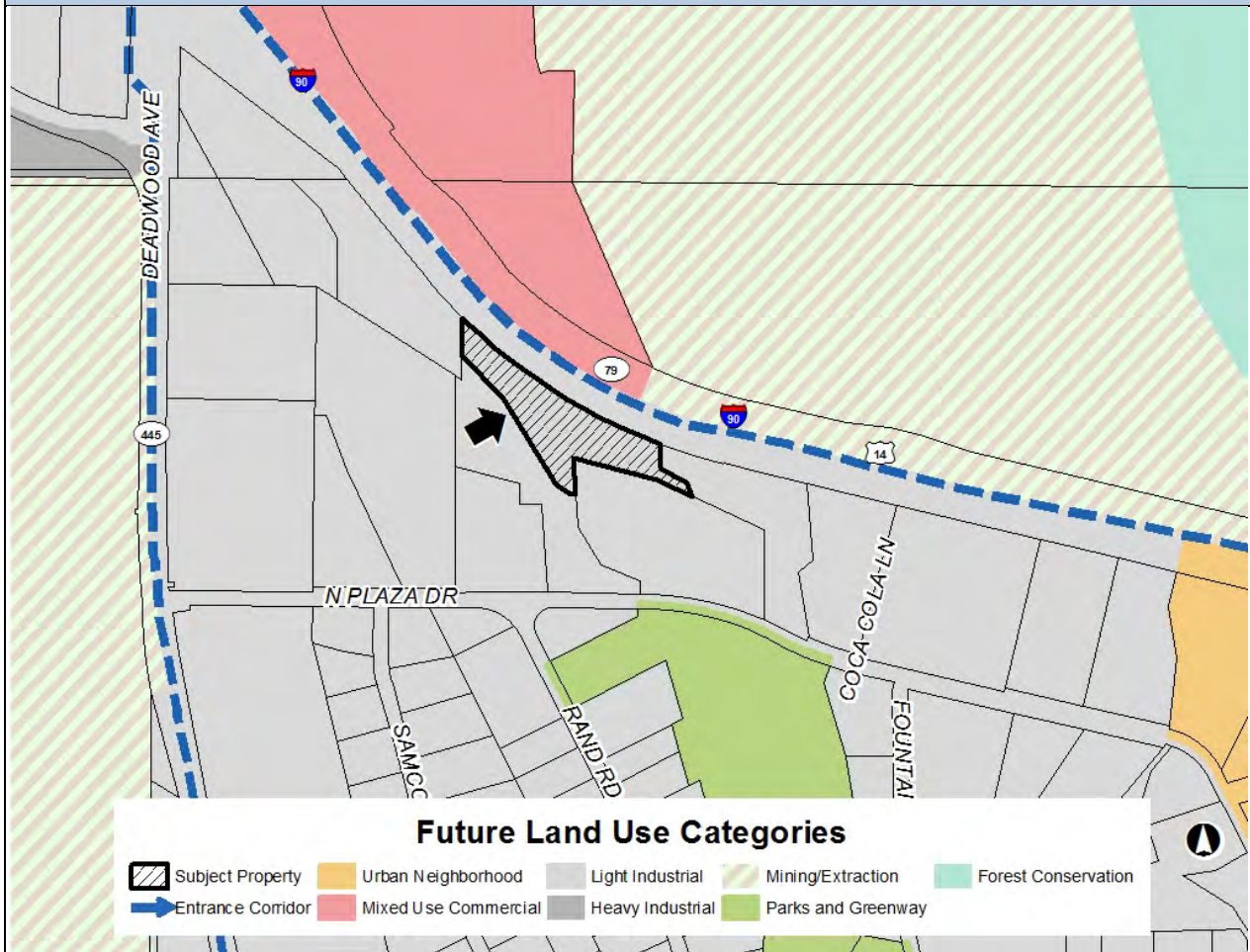
March 23, 2017

Item 8	
Applicant Request(s)	
Case # 17RZ011	A request to rezone property from General Agriculture District to Light Industrial District
Companion Case(s): 17PD009, a Major Amendment to the Planned Development to expand parking 17PL018, a Preliminary Subdivision Plan to create three lots	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the request to rezone property from General Agriculture District to Light Industrial District be approved in conjunction with the associated Major Amendment to the Planned Development.	
Project Summary Brief	
The applicant has submitted a request to rezone approximately 4.712 acres from General Agriculture District to Light Industrial District. On July 21, 2016, the Planning Commission approved a Final Planned Development for the expansion of the existing Black Hills Federal Credit Union (File #16PD032). The Planned Development included an Exception to reduce parking for the site. The applicant has now determined that additional parking will be required for the anticipated uses in the building and is in the process of platting 4.712 acres of land from the adjacent Fountain Springs Golf Course into the subject property (File #17PL018). The additional 4.712 acres will allow for an expansion of the existing parking lot. The applicant has submitted a Major Amendment to the Planned Development for the proposed expansion (File #17PD009). However, a commercial parking lot is not a permitted use in the General Agriculture District. As such, the applicant has submitted this request to rezone the property from General Agriculture District to Light Industrial District.	
Applicant Information	Development Review Team Contacts
Applicant: AE2S	Planner: Robert Laroco
Property Owner: Black Hills Federal Credit Union	Engineer: Ted Johnson
Architect: AE2S	Fire District: Tim Behlings
Engineer: AE2S	School District: Kumar Veluswamy
Surveyor: AE2S	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	East of Deadwood Avenue, between North Plaza Drive and Interstate 90
Neighborhood	Deadwood Avenue Neighborhood
Subdivision	Fountain Springs Golf Course and Gardens
Land Area	4.712 acres, approximately 74,821 sq ft
Existing Buildings	No structural development
Topography	Generally level
Access	North Plaza Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/Montana-Dakota Utilities
Floodplain	None identified
Other	N/A

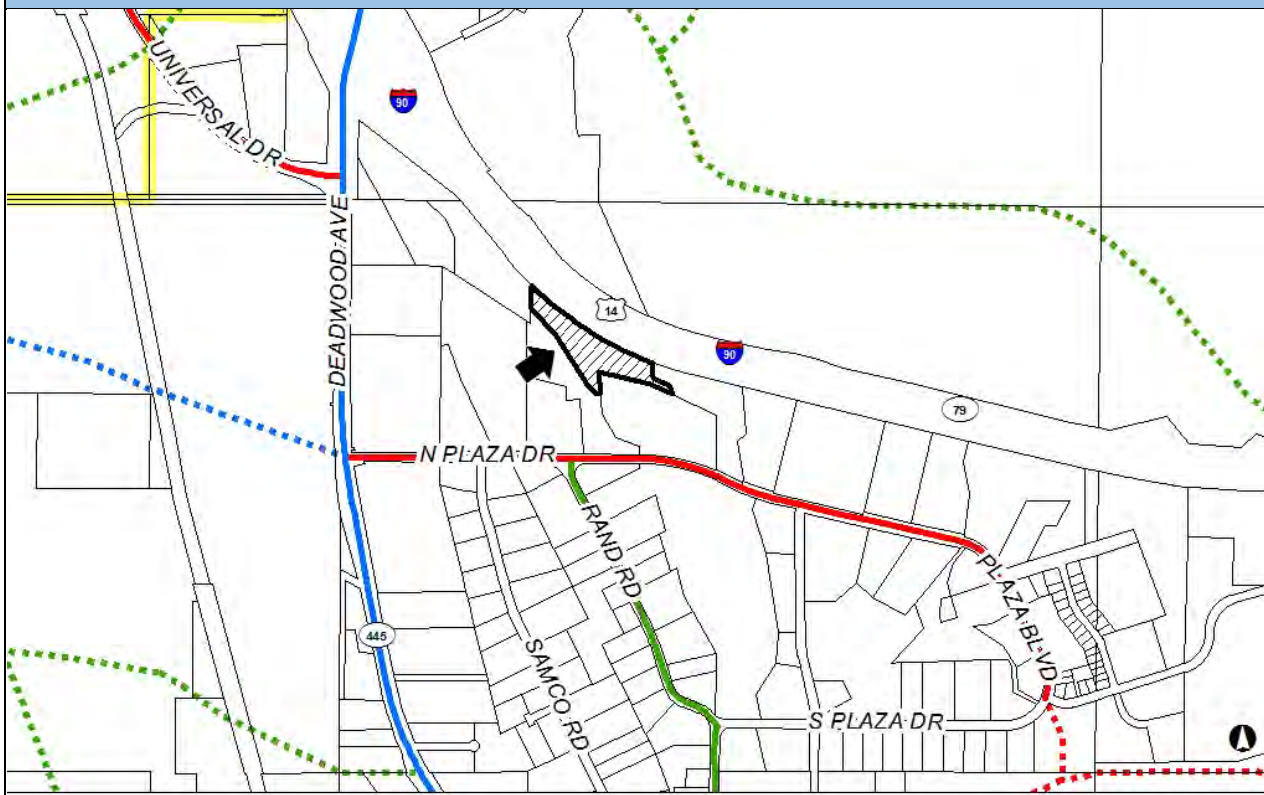
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	LI	Golf Course
Adjacent North	GA, GC/PD	LI, MUC Entrance Corridor	Golf Course, Motorcycle retail,
Adjacent South	GA	PG	Golf Course
Adjacent East	GA	LI	Golf Course
Adjacent West	GA	LI	Golf Course



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan






Relevant Case History			
Case/File#	Date	Request	Action
16PD032	7/21/16	Final Planned Development to allow expansion of a financial institution	PC approved with stipulations
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	Minimum 20,000 sq ft	4.712 acres, approximately 205,255 sq ft	
Lot Frontage	No minimum required	Approximately 1037 ft	
Maximum Building Heights	4 stories, 45 ft	No structural development proposed	
Maximum Density	75%, including structures and pavement	Unknown, < 75%	
Minimum Building Setbacks:			
• Front	Minimum 25 ft to North Plaza Drive	No structures proposed	
• Rear	25 ft	No structures proposed	
• Side	25 ft	No structures proposed	
• Street Side	25 ft to Interstate 90	No structures proposed	
Minimum Landscape Requirements:			
• # of landscape points	205,255 points	Unknown, 505,425 points proposed across the total project site.	
• # of landscape islands	2 required	2 provided	
Minimum Parking Requirements:			
• # of parking spaces	No minimum required.	142 proposed.	
• # of ADA spaces	5 ADA, 1 van accessible	None proposed.	
Signage	Per RCMC	No signage proposed	
Fencing	Per RCMC	No fencing 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.	In 2016, a Final Planned Development was approved for the expansion of the Black Hills Federal Credit Union. The approved Planned Development included an Exception to reduce the required amount of parking for the site. Now, the applicant has determined that additional parking will be required and is the process of acquiring the subject property. Subsequently, the applicant has submitted a Major Amendment to the Planned Development to create additional parking on the site. However, a commercial parking lot is not a permitted use in the General Agriculture District. As such, the applicant has requested to rezone the property to Light Industrial District. The ongoing expansion of the Credit Union and proposed expansions to off-street parking present changing conditions on the site that necessitate the rezone.
2. The proposed amendments shall be consistent with the intent	The General Agriculture District is intended to serve as a holding district for property located on the edges of the City

and purposes of this title.	that have not been developed but are anticipated to undergo development in the near future. Currently, the subject property is developed as a part of the Fountain Springs Golf Course. The applicant is proposing to develop the property with a surface parking lot, requiring the property be rezoned. The proposed amendment is consistent with the intent of the Zoning Ordinance if approved in conjunction with the associated Major Amendment to the Planned Development.
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 associated Preliminary Subdivision Plan shows that the existing golf course property is being platted into three lots, with one of the lots being platted into the existing Black Hills Federal Credit Union site. No structural development is proposed on the site and no access is permitted to the property from Interstate 90. The proposed parking expansion is not anticipated to result in an increase in traffic on North Plaza Drive. It does not appear that the requested rezone will result in adverse impacts in the area or to the City in general.
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 Rapid City Future Land Use Plan notes that the property is designated for light industrial development. North Plaza Drive is a minor arterial street on the City's Major Street Plan, capable of accommodating high volumes of commercial, residential, and industrial traffic. Interstate 90 is an identified Entrance Corridor in the Rapid City Comprehensive Plan. Entrance Corridors should utilize coordinated signage and preservation of natural features, landscaping, view sheds, and buffering wherever possible. The associated Major Amendment removes existing landscaping and does not provide a buffer between the proposed parking and the Interstate. Due to the elevation differential between the Interstate and the subject property, fencing and landscaping would not provide a visual buffer.

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-3.1A	<u>Balanced Uses</u> : The requested rezone, in conjunction with the associated Major Amendment will allow removal of existing green space and development of the site with a surface parking lot, and conflicts with the objective of creating a balance of uses throughout the community.
	A Vibrant, Livable Community
LC-1.3B	<u>Interstate 90</u> : Interstate 90 is an identified Entrance Corridor, and development in the corridor should include the preservation of view sheds, natural features, landscaping, screening, and buffering. No buffering is proposed adjacent to Interstate 90. However, as noted above, the elevation differential precludes buffering the development from Interstate 90.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A

	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.3A	<u>Local Business Support</u> : Black Hills Federal Credit Union has operated in the Black Hills, and at this location particularly, for a number of years. The requested rezone will promote the continued expansion of a local business.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	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 no inquiries into the requested rezone.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Light Industrial, Entrance Corridor
Design Standards:	
GDP-EA1	<u>Parking Location and Screening</u> : The proposed design of the site increases the amount of parking on the north side of the building, closest to Interstate 90. Parking lots should be located to the rear or side of the building, away from primary street frontages.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Deadwood Avenue Neighborhood
Neighborhood Goal/Policy:	
DA-NA1.1C	<u>Employment Activities</u> : The proposed expansion of Black Hills Federal Credit Union is a continuation of the expansion of employment opportunities in this area.
BA-NA1.1E	<u>Entrance Corridors</u> : Interstate 90 is an identified Entrance Corridor of the community. The proposed surface parking lot identified in the associated Major Amendment to the Planned Development decreases the amount of greenspace and landscaping adjacent to the Entrance Corridor and provides no buffering to the proposed parking. As previously noted, the elevation differential between the Interstate and the subject property precludes buffering the proposed development from the Interstate.

The Development Review Team recommends that the request to rezone the property from General Agriculture District to Light Industrial District be approved for the following reasons:	
•	The requested rezone will allow construction of additional parking for the expanding Black Hills Federal Credit Union, a longstanding local business in the community. Rapid City off-street parking requirements exist in order to provide safe, efficient, adequate parking for anticipated uses.
•	The requested rezone conflicts with several provisions of the Rapid City Comprehensive Plan, including the retention/provision of greenspaces, landscaping, buffering, and coordinated signage in Entrance Corridors; the balanced mix of uses

within the community; and the location of parking in light industrial developments. However, the associated Major Amendment to the Planned Development allows for the review of proposed development on the property to ensure it complies with the surrounding character of the neighborhood and the elements of the Comprehensive Plan.

Staff recommends that the request to rezone property from General Agriculture District to Light Industrial District be approved in conjunction with the associated Major Amendment to the Planned Development.