



# Rapid City Planning Commission

## Rezoning Project Report

June 8, 2017

<b>Item #4</b>
<b>Applicant Request(s)</b>
Case # 17RZ021 – Rezoning request from General Agricultural District to Office Commercial District
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Rezoning request be approved.</b>

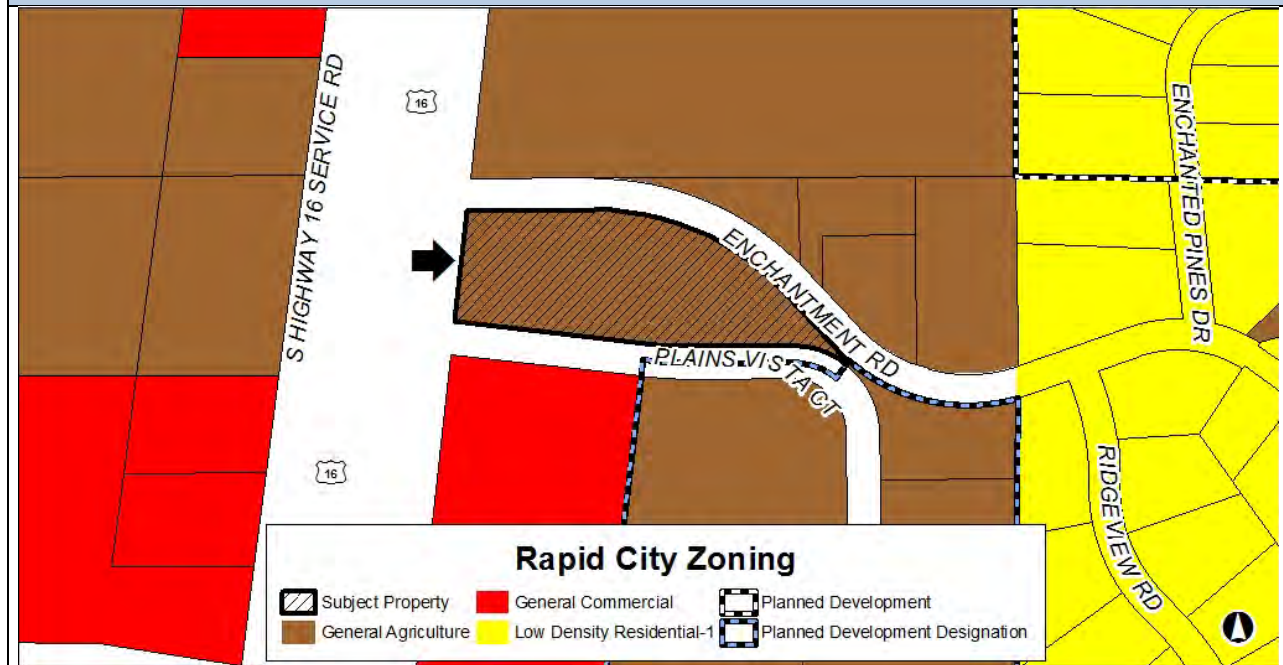
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agricultural District to Office Commercial District for a parcel of land approximately 3.86 acres in size. The Future Land Use Plan identifies the appropriate use of the property as an Employment Center. Rezoning the property to office Commercial District is in compliance with the City’s adopted Comprehensive Plan.</p> <p>The property is located in the southeast corner of the intersection of Mount Rushmore Road and Enchantment Road. Currently, the property is void of structural development.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Joseph Kieffer	Planner: Fletcher Lacock
Property Owner: Joseph Kieffer	Engineer: Dan Kools
Architect: ARC International	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast corner of intersection of Mount Rushmore Road and Enchantment Road
Neighborhood	U.S. Highway 16
Subdivision	Tower Ridge Subdivision
Land Area	3.86 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from east to west approximately six feet
Access	Enchantment Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

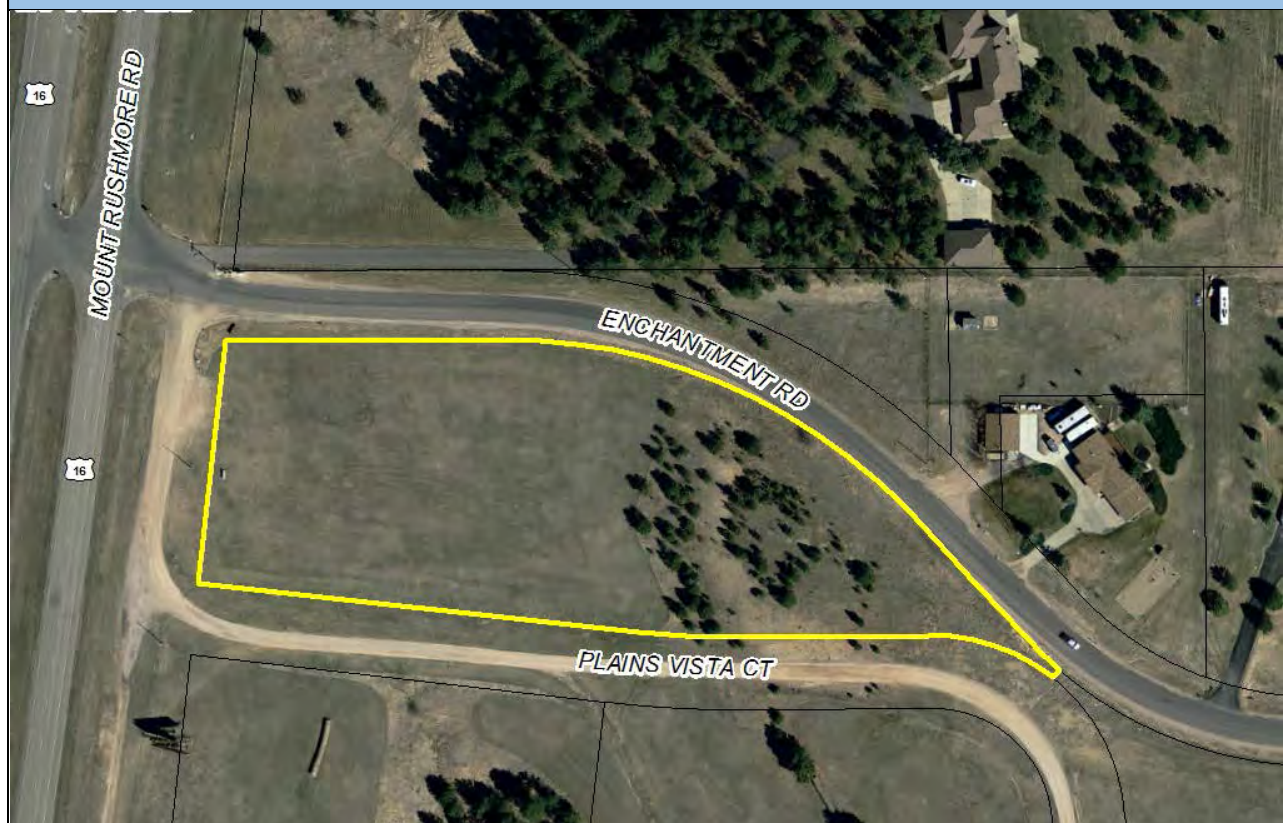
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	EC – Entrance Corridor	Void of structural development
Adjacent North	GA	EC – Entrance Corridor	Single-family dwelling
Adjacent South	GC and GA-PDD	LDN and EC – Entrance Corridor	Void of structural development
Adjacent East	GA	LDN	Single-family dwelling
Adjacent West	GA	EC – Entrance Corridor	Church

### Zoning Map

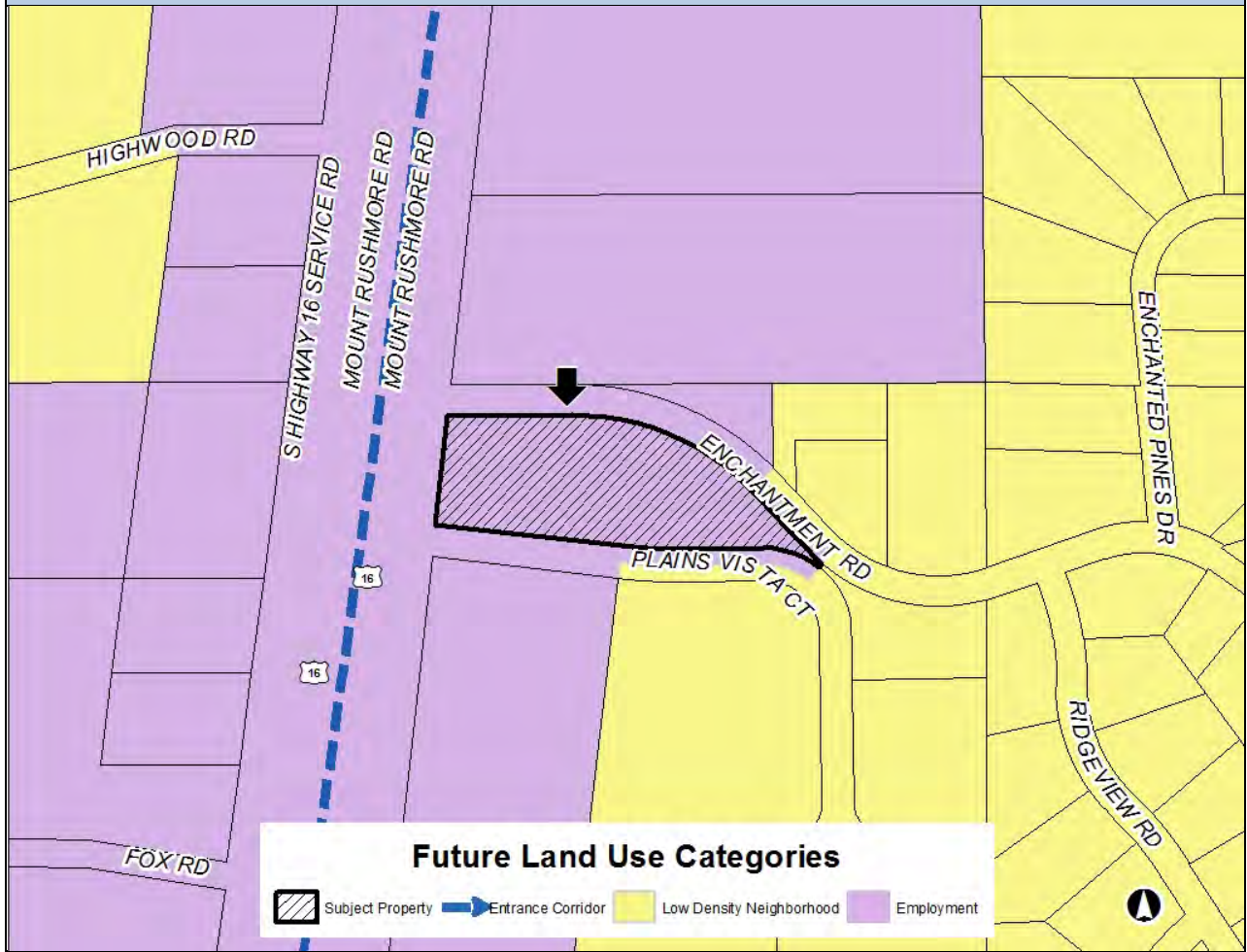


### Existing Land Uses





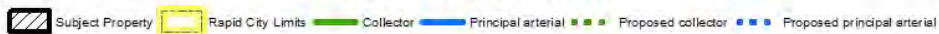
### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



### Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	3.86 acres	
Lot Frontage / Lot Width	N/A	Approximately 1,980 feet	
Maximum Building Heights	3 stories or 35 feet	N/A	
Maximum Density	35%	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	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	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 subject property is a parcel of land zoned General Agricultural District approximately 3.86 acres in size. The applicant has submitted a letter of intent indicating that the property will be developed with a combination of medical office and recreation center. The applicant should be aware that a Conditional Use Permit may be required for the proposed recreational facility.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The future land use designation of the property is Employment Center. The Office Commercial District is identified as a suitable zoning designation in the Employment Center 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 property is located along Mount Rushmore Road which is identified as a Principal Arterial Street on the City's Major Street Plan. In addition, Mount Rushmore Road is identified as an Entrance 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. The applicant should be aware that depending on the proposed use, a Traffic Impact Study may be required and any required street improvements are the responsibility of the developer.
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	The future land use designation of the property is Employment Center. The proposed Rezoning to Office Commercial District is in compliance with the Comprehensive Plan.

use plan, community facilities plan and others.	
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**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**

	<b>A Balanced Pattern of Growth</b>
BPG-1.1A	<b>Compact Growth:</b> The property abuts Mount Rushmore Road which is identified as a Principal Arterial Street on the City’s Major Street Plan. The property is served by Rapid City water and sewer. Public Works staff has indicated that sewer main to serve the subject property may need to be extended from the south approximately 1,200 feet. This will be addressed as a part of a Building Permit for the property.
	<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> Mount Rushmore Road is identified as a Principal Arterial Street on the City’s Major Street Plan. Access to the property is from Enchantment Road. The applicant should be aware that depending on the proposed use of the property, a Traffic Impact Study may be required. The applicant should also be aware that any required improvements are the responsibility of the developer.
	<b>Economic Stability and Growth</b>
EC-3.1A	<b>Employment Areas:</b> Mount Rushmore Road is identified as an employment area. The future land use designation of the property is Employment Center. The Office Commercial District is identified as a suitable zoning designation in this area.
	<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>Employment Center – Entrance Corridor</b>
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<b>Design Standards:</b>	
N/A	The Employment Center is intended to provide concentrated areas of employment primarily medical and office buildings. As noted above, Mount Rushmore Road is identified in the Comprehensive Plan as an employment area. For the above reasons, the requested Rezoning to Office Commercial District is in compliance with the adopted Comprehensive Plan.

**Comprehensive Plan Conformance – Neighborhood Area Policies Chapter**

<b>Neighborhood:</b>	<b>U.S. Highway 16</b>
<b>Neighborhood Goal/Policy:</b>	
US16-NA1.1C	<b>Employment Areas:</b> The proposed Rezoning request supports the goal of the continuation and expansion of employment growth along the Mount Rushmore Road corridor.

**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 property is located adjacent to Mount Rushmore Road and will be served by Rapid City water and sewer services. The applicant should be aware that the sewer main to serve the property may need to be extended from the south approximately 1,200 feet. The proposed Rezoning request is in compliance with the Comprehensive Plan goals of employment growth along the Mount Rushmore Road corridor. The applicant should be aware that a recreational facility is a conditional use in the district and future development of the property may require a Traffic Impact Study.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.