



Rapid City Planning Commission

Rezoning Project Report

August 10, 2017

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| Item #6 |
| Applicant Request(s) |
| Case #17RZ023 – Rezoning request from General Agricultural District to Light Industrial District Companion Case(s) 17PL073 – Lot Line Adjustment – Consolidation Plat |

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| Development Review Team Recommendation(s) |
| The Development Review Team recommends that the Rezoning request be approved. |

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| Project Summary Brief |
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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 0.239 acres in size. The Future Land Use Plan identifies the appropriate use of the property as Light Industrial. Rezoning the property to Light Industrial District is in compliance with the City's adopted Comprehensive Plan. The applicant has also submitted a Lot Line Adjustment – Consolidation Plat (File #17PL073) for Tract P and Tract S to create proposed Tracts PR and SR. Tract S is currently zoned Light Industrial District and Tract P is currently zoned General Agricultural District. The subject property will become the western edge of proposed Tract SR.

The property is located southeast of the intersection of North Plaza Drive and Fountain Plaza Drive. Currently, the property is void of structural development.

| Applicant Information | Development Review Team Contacts |
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| Applicant: J and D Capital, LLC | Planner: Fletcher Lacock |
| Property Owner: Golden West Telecommunications Cooperative, Inc. | Engineer: Ted Johnson |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: Sperlich Consulting, Inc. | School District: N/A |
| Surveyor: N/A | Water/Sewer: Ted Johnson |
| Other: N/A | DOT: Stacy Bartlett |

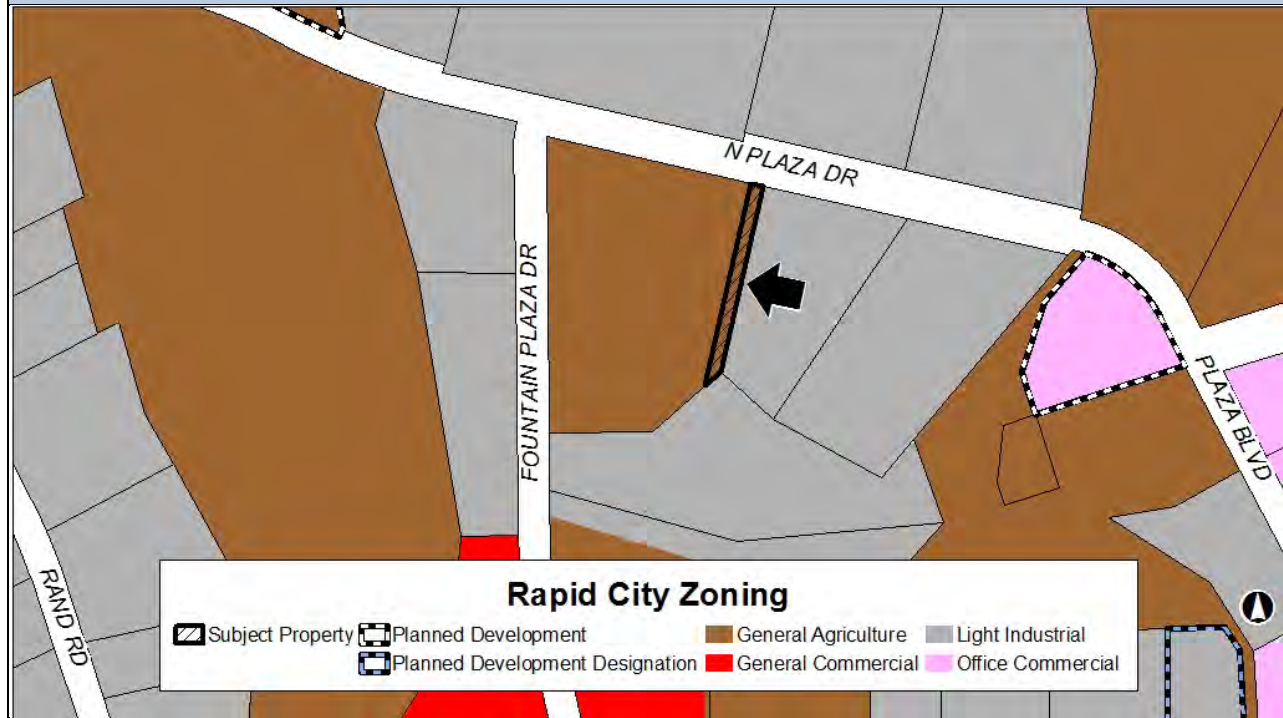
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| Subject Property Information | |
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| Address/Location | Northeast corner of the intersection of North Plaza Drive and Fountain Plaza Drive |
| Neighborhood | Deadwood Avenue |
| Subdivision | Fountain Springs Business Park |
| Land Area | 0.239 acres (approximately 10,394 square feet) |
| Existing Buildings | Void of structural development |
| Topography | Level |
| Access | Fountain Plaza Drive |
| Water Provider | Rapid City |
| Sewer Provider | Rapid City |
| Electric/Gas Provider | Black Hills Power/ Montana Dakota Utilities |
| Floodplain | N/A |

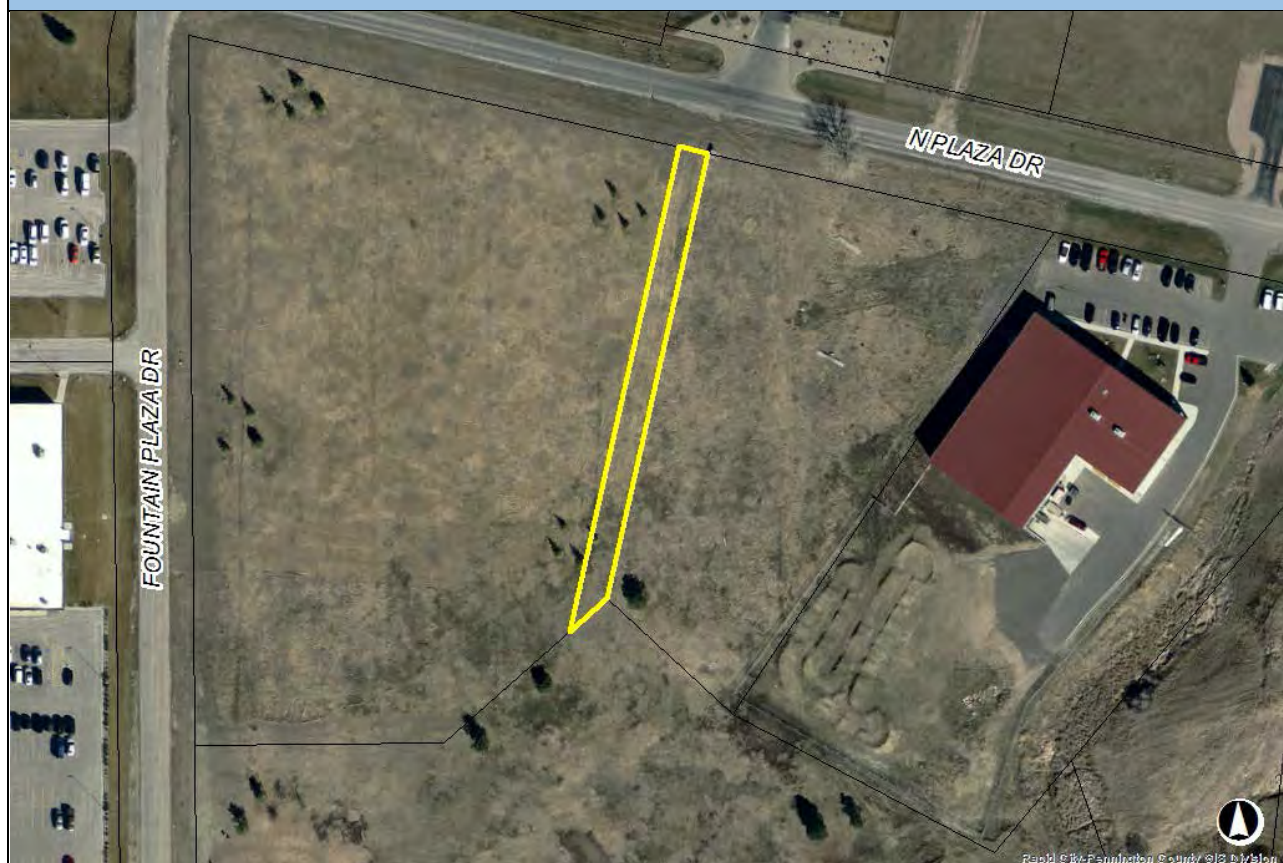
Subject Property and Adjacent Property Designations

| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
|------------------|-----------------|--------------------|---------------------------|
| Subject Property | GA | LI | No structural development |
| Adjacent North | LI | LI | Bank |
| Adjacent South | LI | LI | No structural development |
| Adjacent East | LI | LI | Industrial building |
| Adjacent West | LI | LI | No structural development |

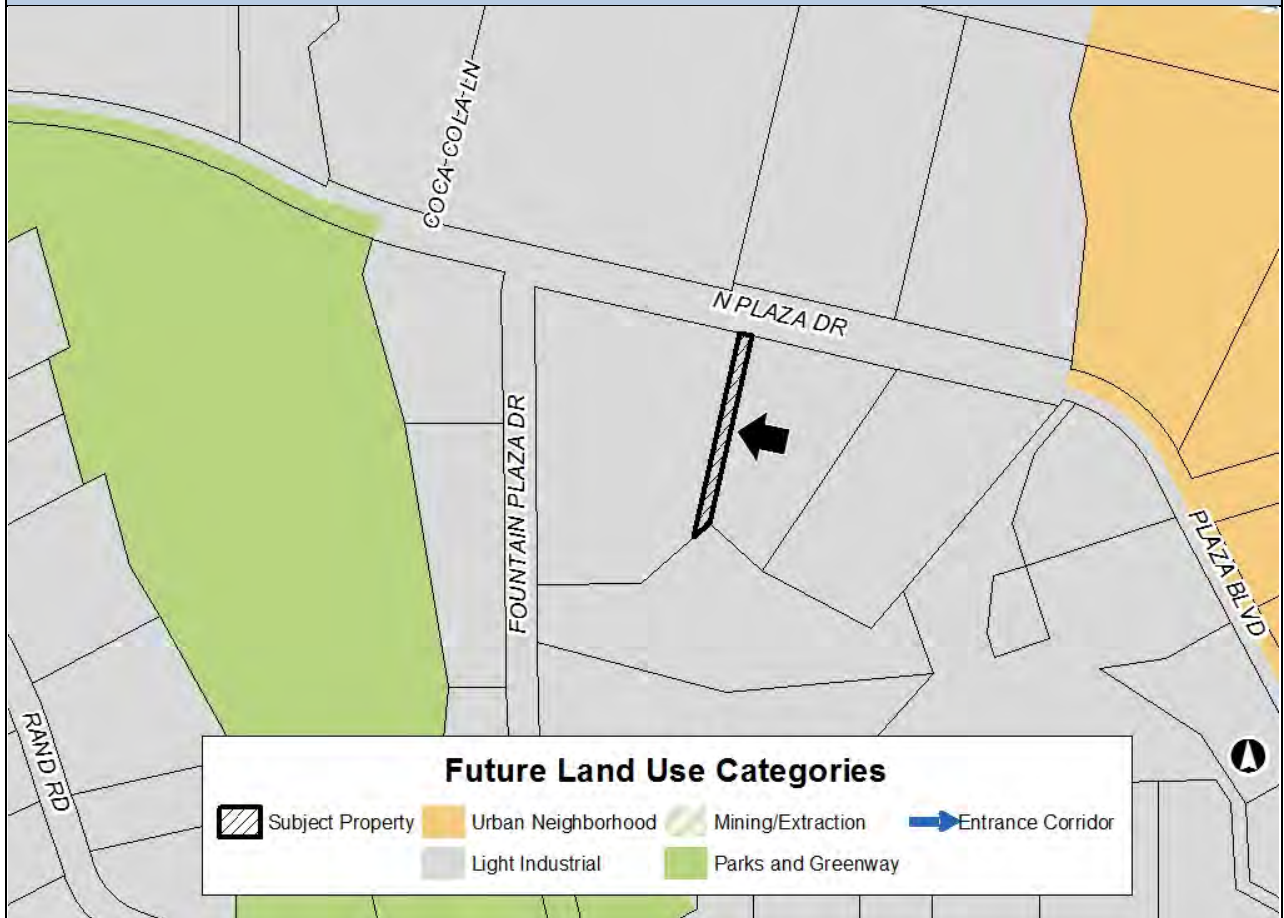
Zoning Map



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 | 0.239 square feet | |
| Lot Frontage / Lot Width | N/A | 25 feet | |
| Maximum Building Heights | 4 stories or 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 | 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 | |
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| 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 0.239 acres in size. The applicant has also submitted a Lot Line Adjustment – Consolidation Plat (File #17PL073) to revise the lot lines between Tract P and Tract S. The subject property will become the western side of proposed Tract SR. The property is currently void of any structural development. |
| 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 proposed Rezoning request is consistent 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 along North Plaza Drive which is identified as a Minor Arterial Street on the City's Major Street Plan. 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 in compliance with the Comprehensive Plan. |

| Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial |
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| 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 | |
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|  | 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: North Plaza Drive is identified as a Minor Arterial Street on the City's Major Street Plan. Access to the property will be from North Plaza Drive. |
|  | Economic Stability and Growth |
| | N/A |
|  | 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 | |
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| Future Land Use Plan Designation(s): | Light Industrial |
| Design Standards: | |
| N/A | The future land use designation of the property is Light Industrial. The proposed Rezoning request is consistent with the adopted Comprehensive Plan. |

| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter | |
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| Neighborhood: | Deadwood Avenue |
| Neighborhood Goal/Policy: | |
| DA-NA1.1B | The proposed Rezoning request supports the Comprehensive Plan goal of creating mixed-use areas of the City. Surrounding development includes a bank, golf course, assisted living facility, offices, manufacturing, and a church. |

| Findings | |
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| 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 North Plaza Drive and will be served by Rapid City water and sewer services. The proposed Rezoning request from General Agricultural District to Light Industrial District is in compliance with the adopted Comprehensive Plan and the goal of | |

creating mixed-use areas of the City.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.