



Rapid City Planning Commission

Rezoning Project Report

October 26, 2017

Item #8
Applicant Request(s)
Case #17RZ032 – Rezoning request from Light Industrial District to General Commercial District Companion Case(s) #17RZ033 – Rezoning request from General Agricultural District to General Commercial District; #17PL102 – Preliminary Subdivision Plan to create two lots

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

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from Light Industrial District to General Commercial District for land measuring 0.53 acres in size. The applicant has also submitted a Rezoning request (File #17RZ033) from General Agricultural District to General Commercial District for property 1.29 acres in size located directly south of the subject property. In addition, the applicant has submitted a Preliminary Subdivision Plan (File #17PL102) to create two lots which include the two areas noted in the associated Rezoning requests. The two Rezoning requests will be included in proposed Lot 2A of Fountain Springs Square Subdivision.

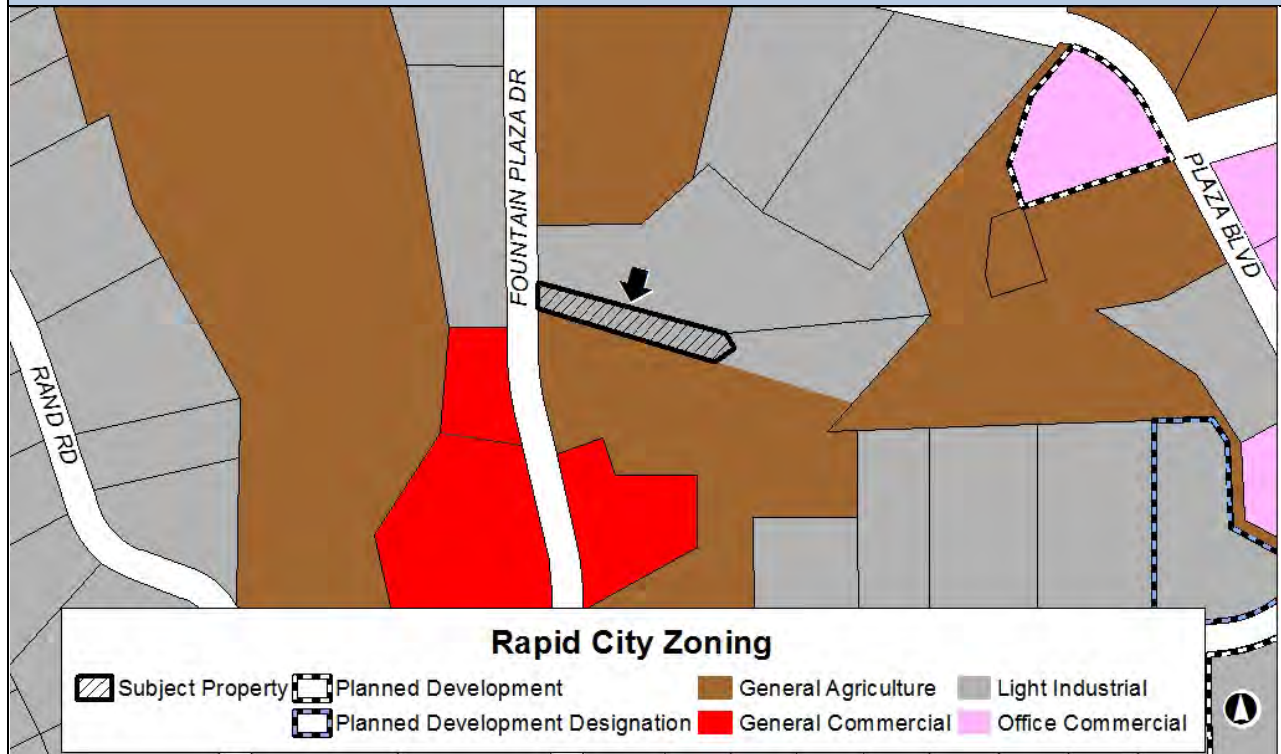
Applicant Information	Development Review Team Contacts
Applicant: Franklin Simpson	Planner: Fletcher Lacock
Property Owner: Franklin Simpson	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1840 Fountain Plaza Drive
Neighborhood	Deadwood Avenue
Subdivision	Fountain Springs Square
Land Area	0.53 acres
Existing Buildings	Void of structural development
Topography	Relatively flat / drainage areas to the east
Access	Fountain Plaza Drive
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	LI	LI	Void of structural development
Adjacent North	LI	LI	Void of structural development
Adjacent South	GA	LI	Void of structural development
Adjacent East	GA	LI </td <td>Void of structural development</td>	Void of structural development
Adjacent West	LI	LI	Commercial building

Zoning Map



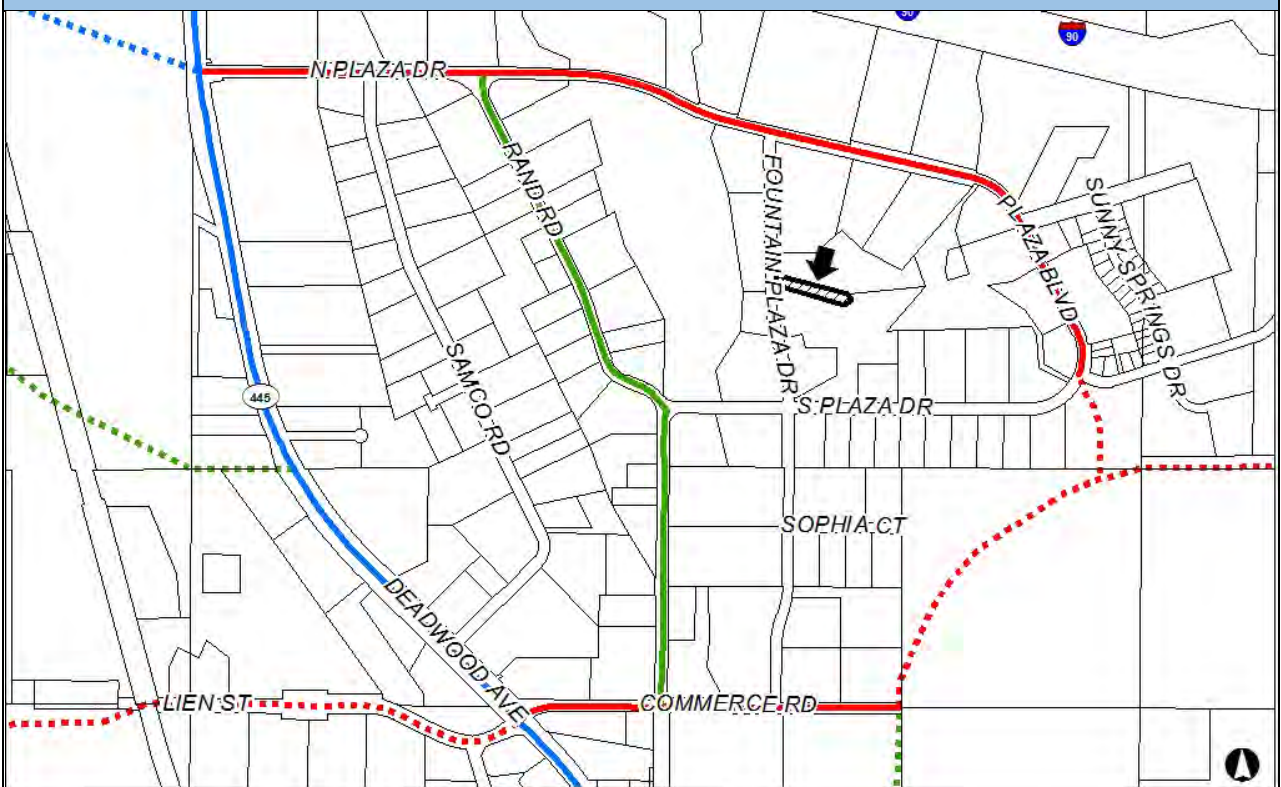
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
17PL059	06/21/2017	Final Plat to create 4 lots including the subject property	Approved
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	Approximately 23,087 square feet
Lot Frontage / Lot Width		N/A	Approximately 60 feet
Maximum Building Heights		4 stories, 45 feet	N/A
Maximum Density		75%	N/A
Minimum Building Setback:			
• Front		25 feet	N/A
• Rear		0 feet	N/A
• Side		0 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		Pursuant to RCMC	N/A
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.	The applicant has also submitted a Preliminary Subdivision Plan (File #17PL102) to create proposed Lots 2A and 2R of Fountain Springs Square Subdivision. The requested Rezoning and the associated Rezoning (File #17RZ033) will be included in proposed Lot 2A.
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. However, the adjacent property to the south and two properties to the west are currently zoned General Commercial District. Though the proposed Rezoning request does not comply with the future land use designation; the proposed Rezoning does fit with the existing zoning in the area. In addition, the Comprehensive Plan allows flexibility when the proposed zoning maintains the character of the neighborhood.
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 in the Deadwood Avenue Neighborhood Area which promotes mixed-use development and encourages the expansion of employment uses in the area. The subject property abuts an existing commercial node which extends north of the intersection of Fountain Plaza Drive and South Plaza Drive.
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 Light Industrial. The General Commercial District is not identified as a use in the Light Industrial Designation. However, as noted above, the property abuts a commercial node which extends north from the intersection of Fountain Plaza Drive

use plan, community facilities plan and others.	and South Plaza Drive. The Deadwood Avenue Neighborhood Area supports mixed-use commercial development and the growth of employment areas.
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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

	A Balanced Pattern of Growth
BPG-3.1A	Balanced Uses: The property is located in an area of the City with a mix of residential, light industrial, commercial and recreational uses. The proposed Rezoning request supports a mix of uses which supports the goals of the Deadwood Avenue Neighborhood Area.
	A Vibrant, Livable Community
LC-2.1E	Neighborhood-Serving Uses: The subject property is located adjacent to an existing commercial node. Potential commercial uses will support the industrial uses in the area as well as the established residential neighborhood located to the east.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed Rezoning request supports the Deadwood Avenue Neighborhood goal of providing a mix of uses. In addition, the Comprehensive Plan encourages the development of retail, service, and office uses to serve Light Industrial areas. The adjacent property to the south is the location of the Fountain Springs golf course clubhouse which is incorporated into the development of the area.
	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

Future Land Use Plan Designation(s):	Light Industrial
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Design Standards:	
N/A	The future land use designation of the subject property is Light Industrial. The Comprehensive Plan supports a mix of uses and commercial to serve Light Industrial areas. The proposed Rezoning request abuts an existing commercial node.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Deadwood Avenue
Neighborhood Goal/Policy:	
DA-NA1.1B	Mixed-Use Development: The Deadwood Avenue Neighborhood Area supports a mix of uses including industrial, commercial, residential and recreational. The proposed Rezoning request will expand an existing small node of commercial.

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 proposed Rezoning request supports the Comprehensive Plan goal of encouraging mixed-use development in the Deadwood Avenue Neighborhood Area.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Rezoning request be approved.