



Rapid City Planning Commission

Rezoning Project Report

November 22, 2017

Applicant Request(s)	Item #9
Case # 17RZ030: Request to Rezone Property from No Use District to Office Commercial District	
Companion Case(s) #: 17AN007 - Petition for Annexation	

Development Review Team Recommendation(s)
The Development Review Team recommends approving the rezoning request.

Project Summary Brief

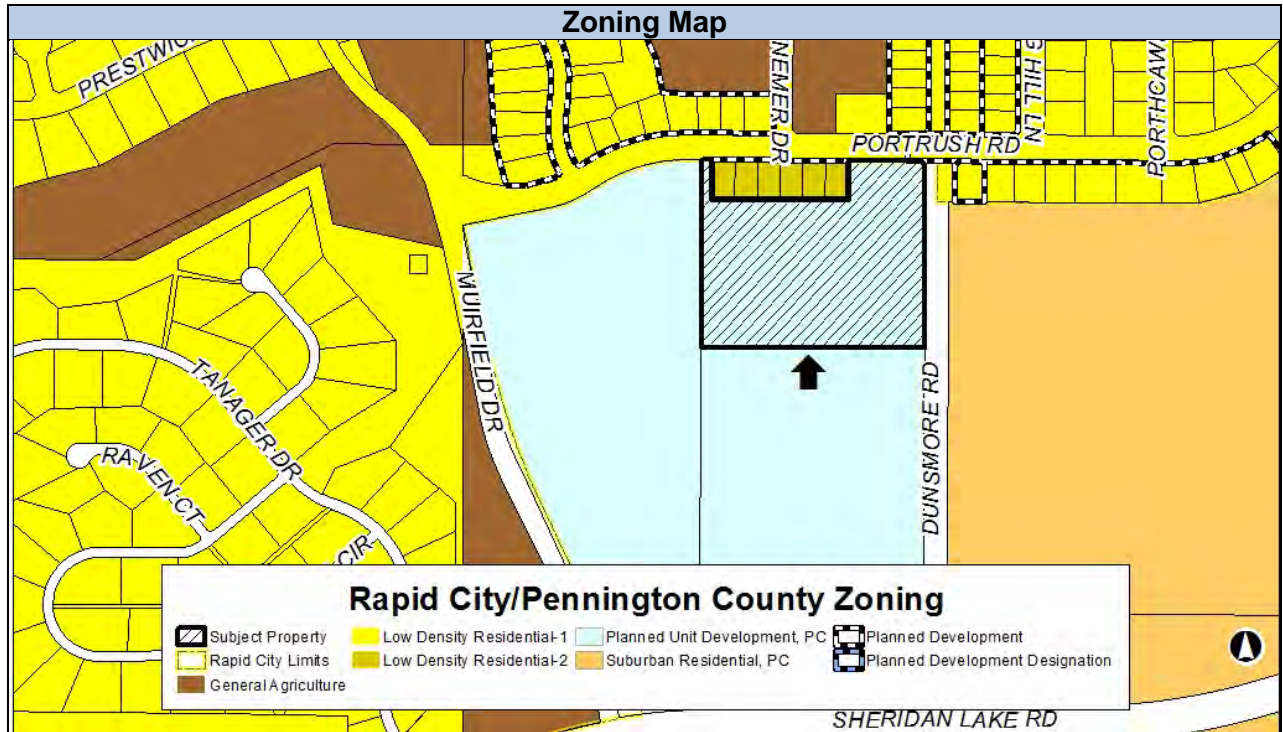
(Update October 31, 2017. All revised and/or added text is shown in bold.) The applicant requested that this item be continued from the October 26 Planning Commission to the November 9 Planning Commission. On October 27, the applicant requested that this item be continued to the November 22, 2017 Planning Commission to be heard at the same time as the rezone request for the adjacent property (17RZ034). The applicant requests to rezone approximately 6.5 acres from No Use District to Office Commercial District. The Planning Commission recommended approving the annexation on October 26, 2017. The City's Future Land Use Plan designates this area as Mixed Use Commercial. The property has frontage on Dunsmore Road, a minor arterial, and Portrush Road, a collector street. This property is located within the Sheridan Lake Road Neighborhood area, in close proximity to a Community Activity Center.

Applicant Information	Development Review Team Contacts
Applicant: Storage Place Inc.	Planner: Sarah Hanzel
Property Owner: Storage Place Inc.	Engineer: Nicole Lecy
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Project Planner: KTM Design Solutions, Inc.	DOT: Stacy Bartlett

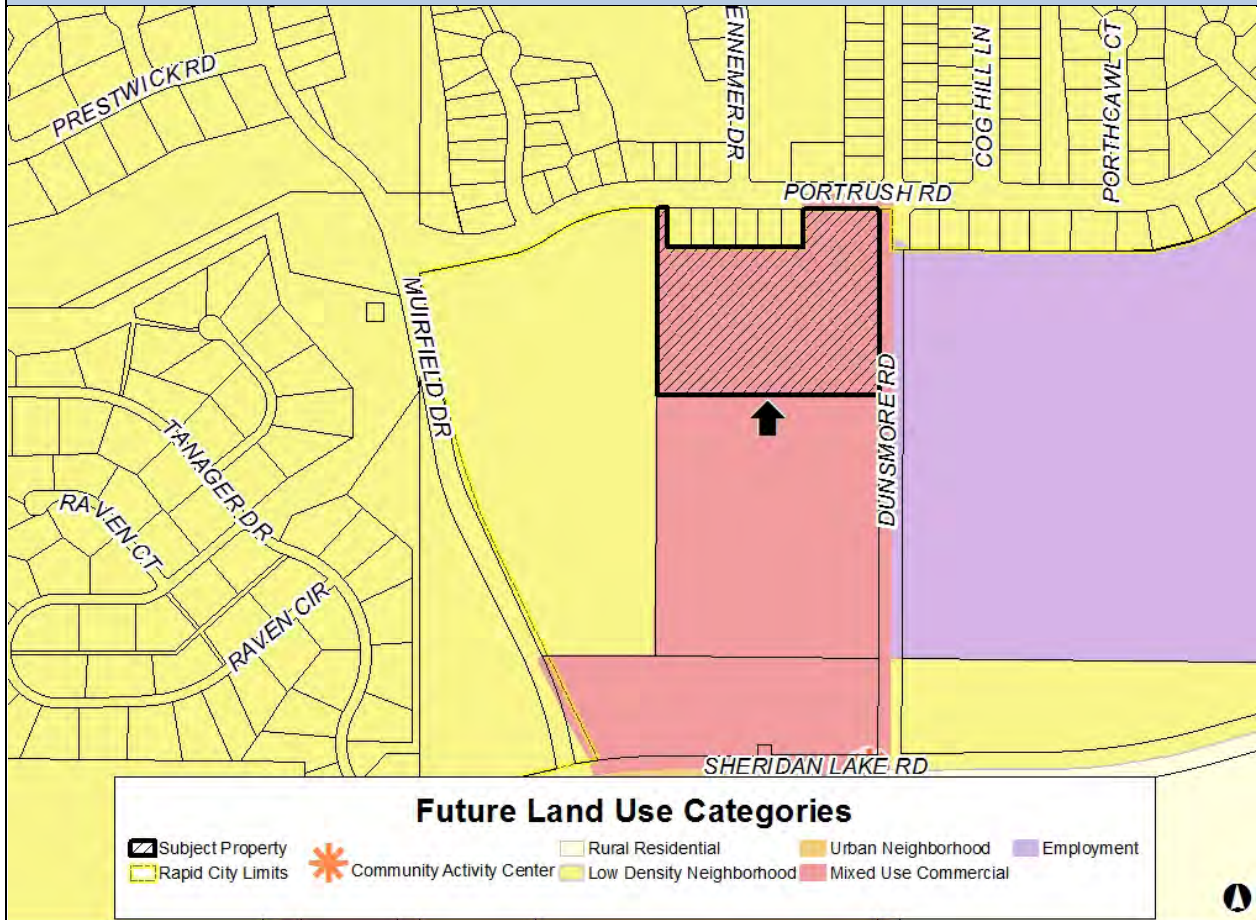
Subject Property Information	
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Address/Location	North of Sheridan Lake Road in Section 29, T1N, R7E
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	N/A
Land Area	6.5 acres
Existing Buildings	None
Topography	Relatively flat
Access	Dunsmore Road from Sheridan Lake Road
Water Provider	RC Water adjacent in Portrush Road
Sewer Provider	RC Sewer adjacent in Portrush Road
Electric/Gas Provider	Black Hills Electric Cooperative
Floodplain	N/A
Other	North of Sheridan Lake Road in Section 29, T1N, R7E

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PUD-PC	MUC	Undeveloped
Adjacent North	LDR, GAD	LDN	Two unit townhomes
Adjacent South	HS-PC	MUC	Storage Facilities
Adjacent East	SR-PC	E	Undeveloped
Adjacent West	LDR, GAD	LDN	Single family home on large lot



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Office Commercial	Required	Existing	
Lot Area	N/A	N/A	
Lot Frontage	N/A	N/A	
Maximum Building Heights	3 stories; 35 feet in height	N/A	
Maximum Density	35% lot coverage	N/A	
Minimum Building Setback:		N/A	
• Front	25 feet	N/A	
• Side	8-25 feet depending on location	N/A	
• Rear	8-25 feet depending on location	N/A	
Minimum Landscape Requirements:	Per 17.40.080 and 17.50.300	N/A	
• # of landscape points		N/A	
• # of landscape islands		N/A	
Minimum Parking Requirements:	Per 17.50.270.	N/A	
• # of parking spaces		N/A	
• # of ADA spaces		N/A	
Signage	Per 17.50.080 - 100	N/A	
Fencing	Per 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.	An annexation petition for the property (17AN007) was recommended for approval by the Planning Commission on October 26, 2017. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of this district is to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. This district is also intended for medium density residential development, such as apartment buildings. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods.
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 requested rezone complies with the Future Land Use Designation of Mixed Use Commercial in proximity to an Activity Center. The property has frontage on a minor arterial street (Dunsmore Road) and a collector street (Portrush Road). No direct or indirect adverse effects have been identified.
4. The proposed amendments	The requested rezone conforms to the future land use

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.	designation in the City's comprehensive Plan. No other conflicts with other development plans have been identified.
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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-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
	A Vibrant, Livable Community
N/A	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the associated rezoning of the property. Staff will notify the Planning Commission at the public hearing if the sign posting requirements have not been met by the applicant.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Office Commercial
Design Standards:	
N/A	Design standards are not reviewed during the rezoning process.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road Neighborhood
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Neighborhood Goal/Policy:	
SLR-NA1.1C Community Activity Centers	Support the continued development and diversification of uses within the Community Activity Centers located along Sheridan Lake Road at the intersections with Mood Meadows Drive and Catron Boulevard, to provide convenient shopping and service options to area neighborhoods.
SLR-NA1.1B: Residential Growth	Support the buildout of existing neighborhoods and encourage the clustering of future residential development to conserve natural features.
SLR-NA1.1G Urban Services	Allow the extension of City infrastructure within the urban services boundary to serve new and existing development.

The Development Review Team Recommends that the request to rezone property from No Use District to Office Commercial District be approved for the following reasons:

•	The rezone is requested due to the annexation of the subject property (17AN007).
•	A review of the criteria listed in 17.54.040.D has resulted in no negative impacts as a result of the proposed amendment.
•	The Office Commercial District is compliant with the Future Land Use Designation of Mixed Use Commercial.

Staff recommends approving the rezoning request.