



# Rapid City Planning Commission

## Rezoning Project Report

January 25, 2018

<b>Item #4</b>
<b>Applicant Request(s)</b>
Case #17RZ037 – Rezoning request from Light Industrial District to General Commercial District Companion Case(s) #17PD056 – Planned Development Revocation

<b>Development Review Team Recommendation(s)</b>
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 a parcel of land approximately 29.92 acres in size. The Future Land Use Plan identifies the appropriate use of the property as Mixed-Use Commercial and Light Industrial. Rezoning the property to General Commercial District is in compliance with the City’s adopted Comprehensive Plan. The applicant has also submitted a Planned Development Revocation application (File #17PD056) that includes the subject property and property to the east.

The property is located southeast of the intersection of East Mall Drive and Dyess Avenue. Currently, the property is void of structural development.

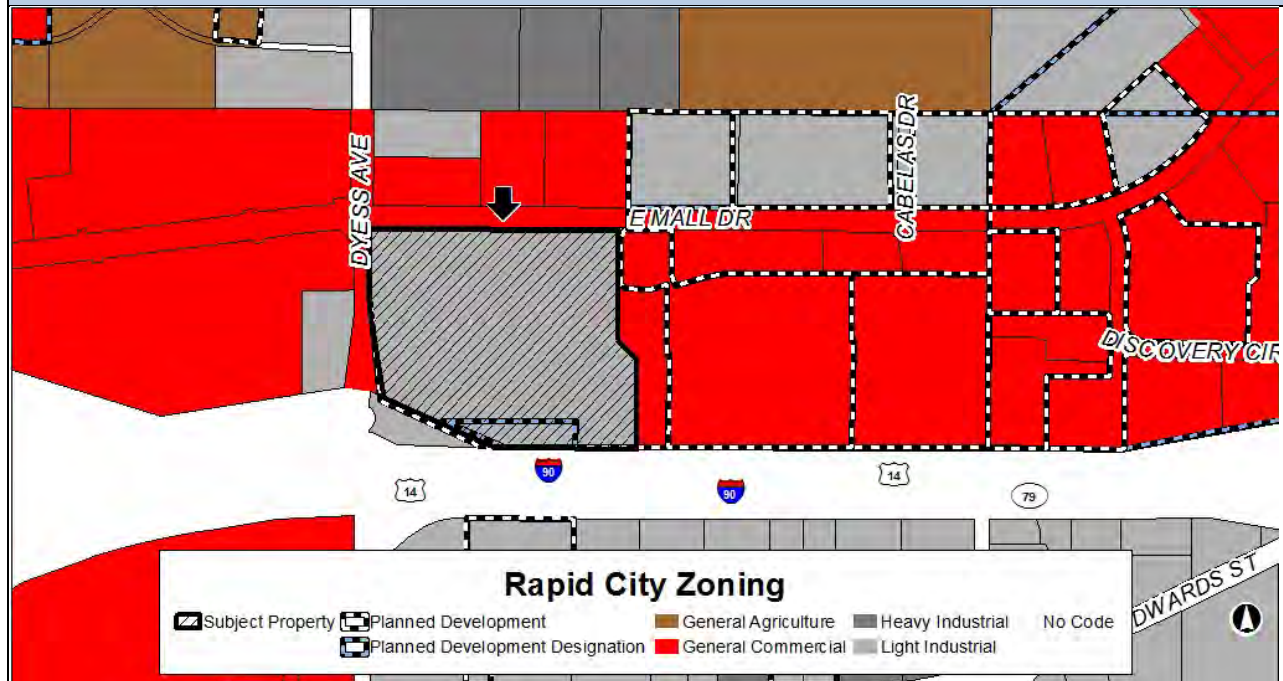
Applicant Information	Development Review Team Contacts
Applicant: Margaret Grosse Hyatt	Planner: Fletcher Lacock
Property Owner: Rapid Center, LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of East Mall Drive and Dyess Avenue
Neighborhood	Northeast Neighborhood Area
Subdivision	Forefathers Flats Subdivision / Starlite Subdivision / Section 28, T2N, R8E
Land Area	29.92 acres
Existing Buildings	Void of structural development
Topography	Relatively level
Access	East Mall Drive and Dyess Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

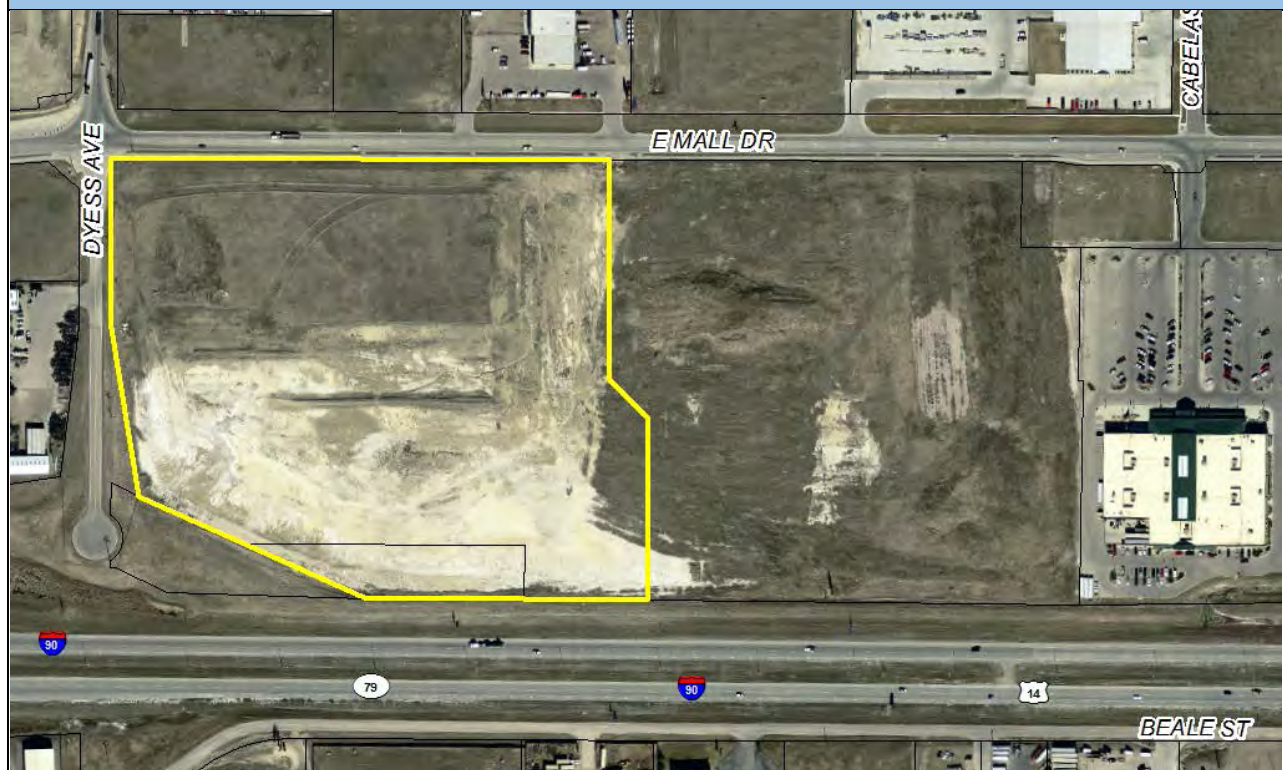
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI-PD	MUC and LI	No structural development
Adjacent North	GC	MUC	Truck and trailer sales
Adjacent South	LI and LI-PD	LI	U.S. Interstate 90
Adjacent East	GC-PD	MUC	Cabela's
Adjacent West	GC and LI	MUC	Goodyear

### Zoning Map

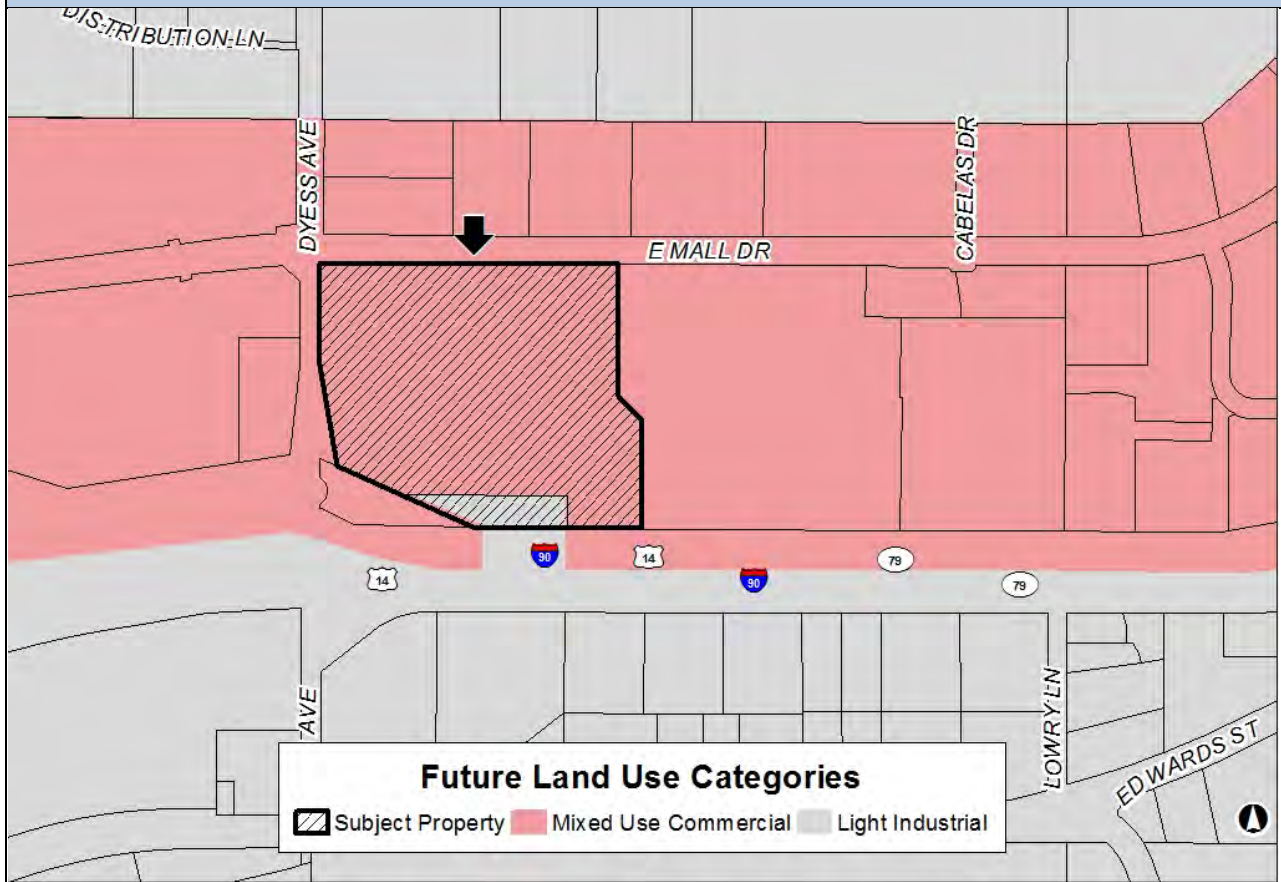


### Existing Land Uses

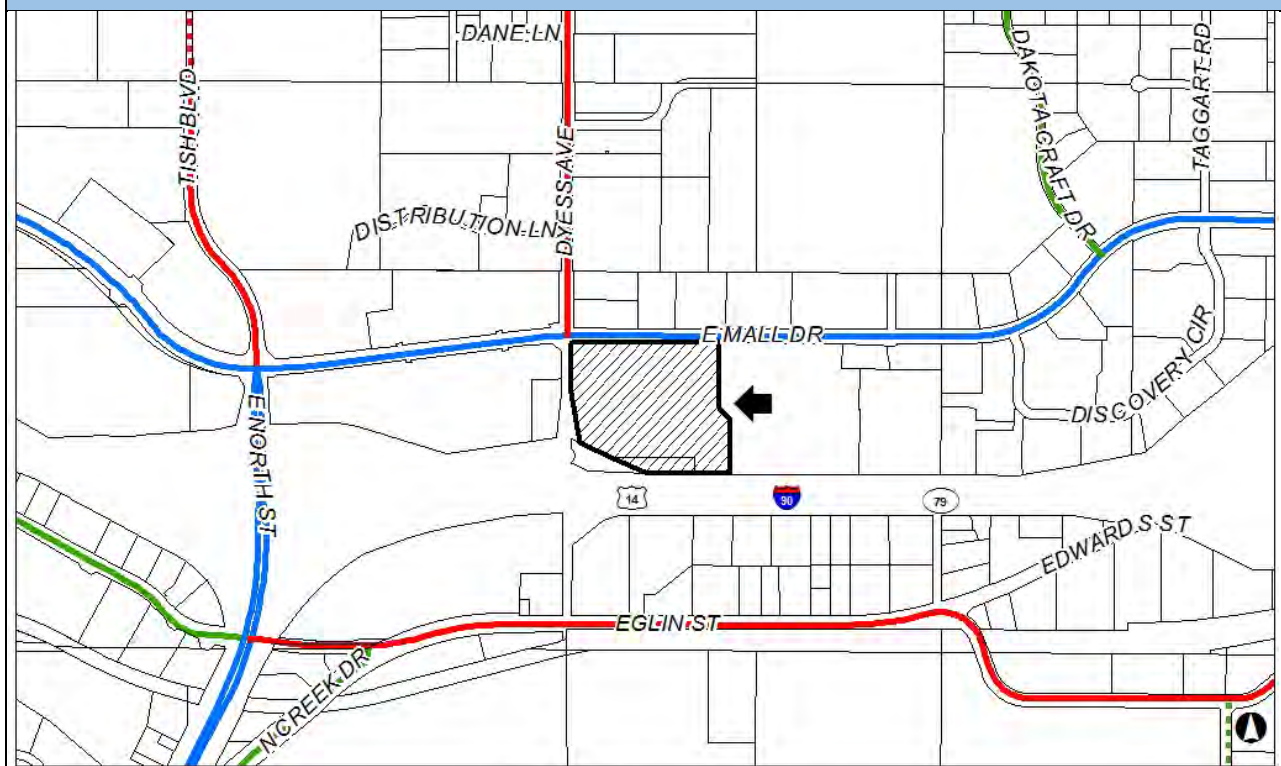




### Comprehensive Plan Future Land Use










### Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
10RZ057	12/20/2010	Rezoning from General Commercial District to Light Industrial District	Approved
08PD020	09/10/2015	Final Planned Development – Sam’s Club	Approved – not constructed
07PD046	07/26/2007	Initial Planned Development to allow a commercial development	Approved
07RZ010	04/02/2007	Rezoning from General Agricultural District to general Commercial District	Approved
07PD006	02/16/2007	Planned Development Designation	Staff approved
<b>Relevant Zoning District Regulations</b>			
General Commercial District		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	29.92 acres
Lot Frontage / Lot Width		N/A	Approximately 2,350 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		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		As per RCMC 17.50.080	N/A
Fencing		As per RCMC 17.50.340	N/A
<b>Planning Commission Criteria and Findings for Approval or Denial</b>			
<b>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:</b>			
<b>Criteria</b>	<b>Findings</b>		
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 Light Industrial District approximately 29.92 acres in size. The applicant has also submitted a Planned Development Revocation application (File #17PD056). 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 Mixed-Use Commercial and Light Industrial. East Mall Drive is a developing commercial corridor located north of U.S. Interstate 90. 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	The property is located along East Mall Drive which is identified as a Principal 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		

amendment.	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 Mixed-Use Commercial and Light Industrial for an area abutting U.S. Interstate 90. The proposed Rezoning to General Commercial District is in compliance with the Comprehensive Plan.

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>	
<b>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:</b>	
<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<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> East Mall Drive is identified as a Major Arterial Street on the City’s Major Street Plan. Access to the property will be from East Mall Drive and Dyess Avenue.
	<b>Economic Stability and Growth</b>
	N/A
	<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.
<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed-Use Commercial and Light Industrial</b>
<b>Design Standards:</b>	
N/A	The future land use designation of the property is Mixed-Use Commercial with a small area of Light Industrial abutting U.S. Interstate 90. The proposed Rezoning request is consistent with the adopted Comprehensive Plan.

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

**Neighborhood:** Northeast Neighborhood Area

**Neighborhood Goal/Policy:**

NE-NA1.1B **Mixed-Use Development:** The proposed Rezoning request supports the Comprehensive Plan goal of creating mixed-use areas in the City. East Mall Drive is a developing commercial corridor located north of U.S. Interstate 90.

**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 East Mall Drive and will be served by Rapid City water and sewer services. The proposed Rezoning request from Light Industrial District to General Commercial District is in compliance with the adopted Comprehensive Plan and the goal of creating mixed-use areas in the City.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.