



Rapid City Planning Commission

Rezoning Project Report

January 25, 2018

Item #8
Applicant Request(s)
Case #17RZ038 – Rezoning request from Low Density Residential District to General Commercial District
Companion Case(s) #17PD057 – Initial and Final Planned Development Overlay to allow a commercial development

Development Review Team Recommendation(s)
The Development Review Team recommends that the Rezoning request be approved in conjunction with the associated Initial and Final Planned Development Overlay.

Project Summary Brief
The applicant has submitted a Rezoning request to change the zoning designation from Low Density Residential District to General Commercial District for a parcel of land approximately 1.72 acres in size. The applicant has also submitted an Initial and Final Planned Development Overlay (File #17PD057) to allow a commercial development including a bank with drive-thru lanes and a coffee shop with a drive-thru lane.

The property is located on the north corner of the intersection of 5th Street and Parkview Drive. Currently, the property is void of structural development.

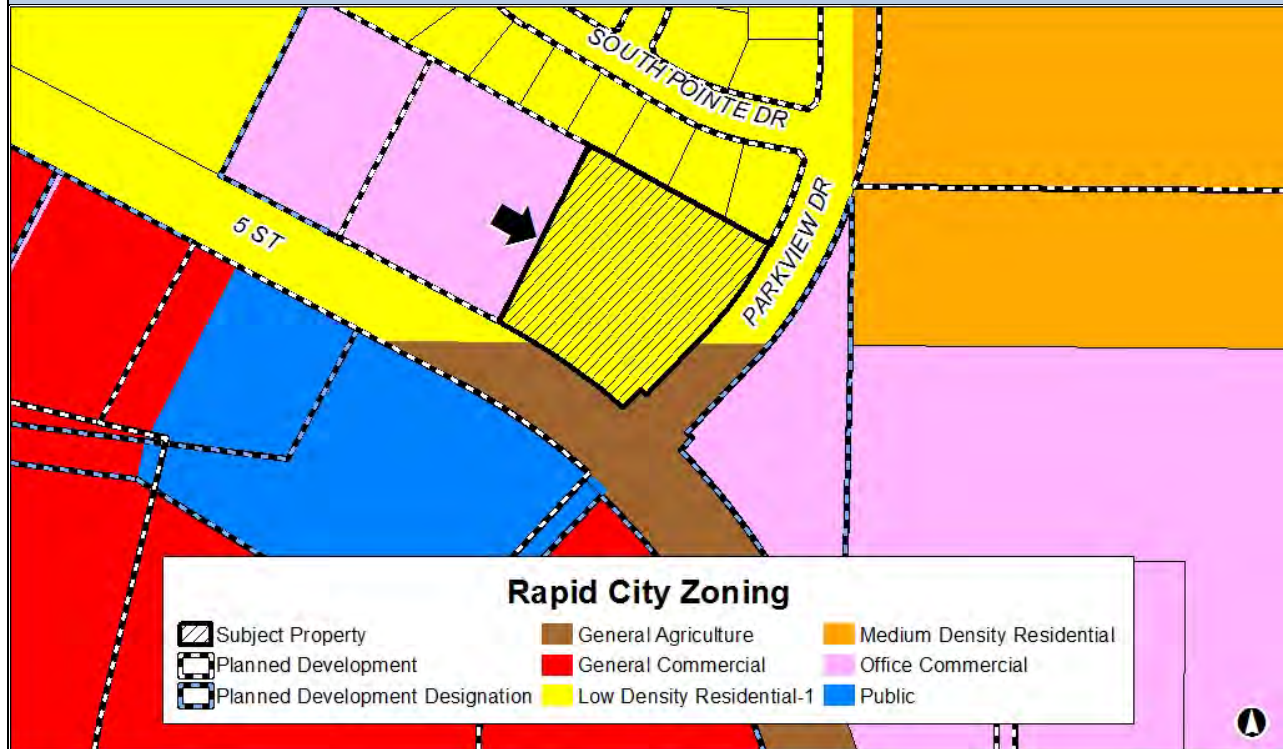
Applicant Information	Development Review Team Contacts
Applicant: Stoneridge LLC	Planner: Fletcher Lacock
Property Owner: Stoneridge LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: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

Subject Property Information	
Address/Location	North of the intersection of 5 th Street and Parkview Drive
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Fifth Street Office Plaza
Land Area	1.72 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from south to north approximately 16 feet
Access	Parkview 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	LDR	LDN	No structural development
Adjacent North	LDR-PD	LDN	Single-family dwellings
Adjacent South	P	MUC	Drainage
Adjacent East	OC-PDD	EC	No structural development
Adjacent West	OC-PD	EC	Mandalay Plaza

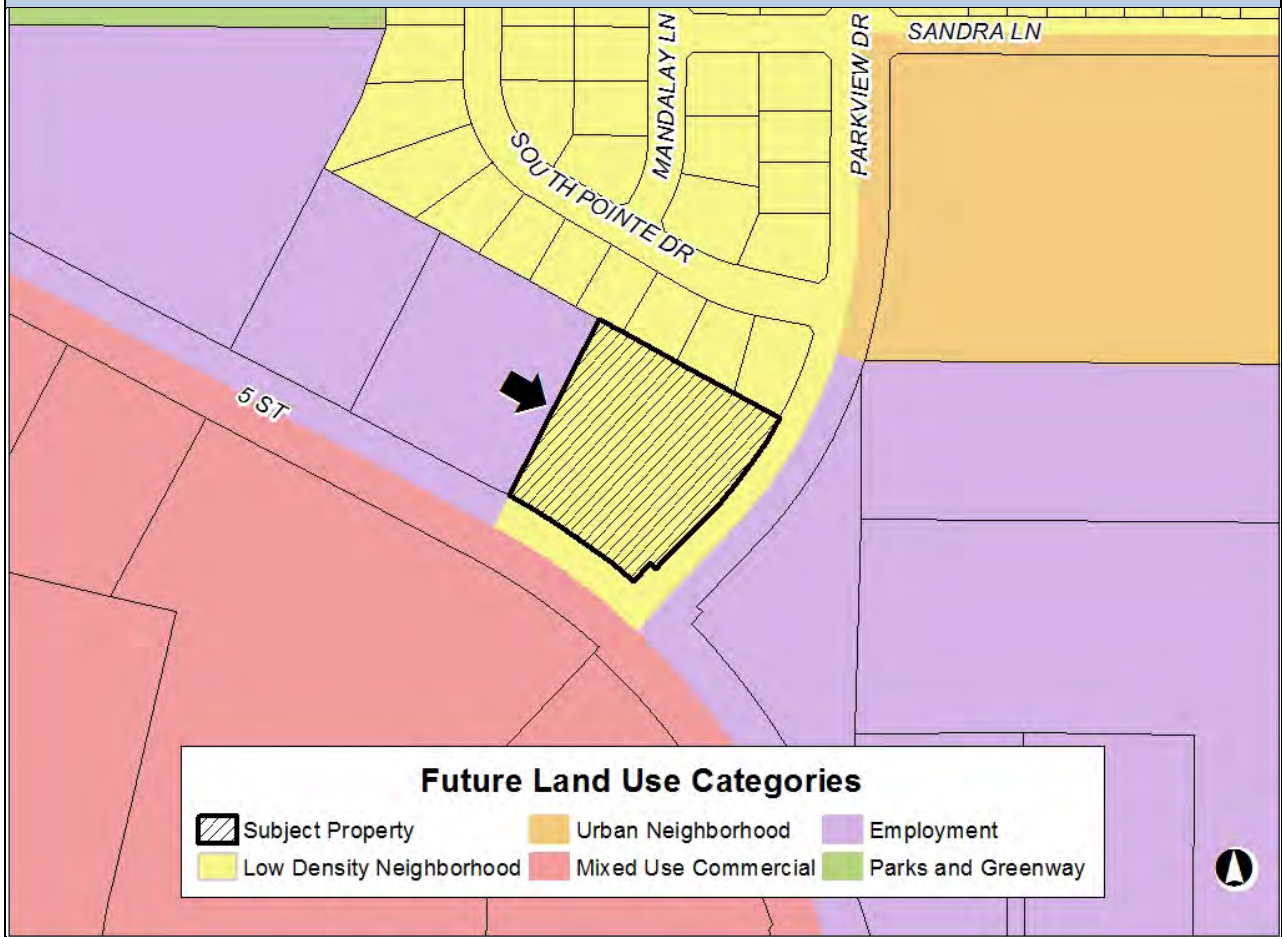
Zoning Map



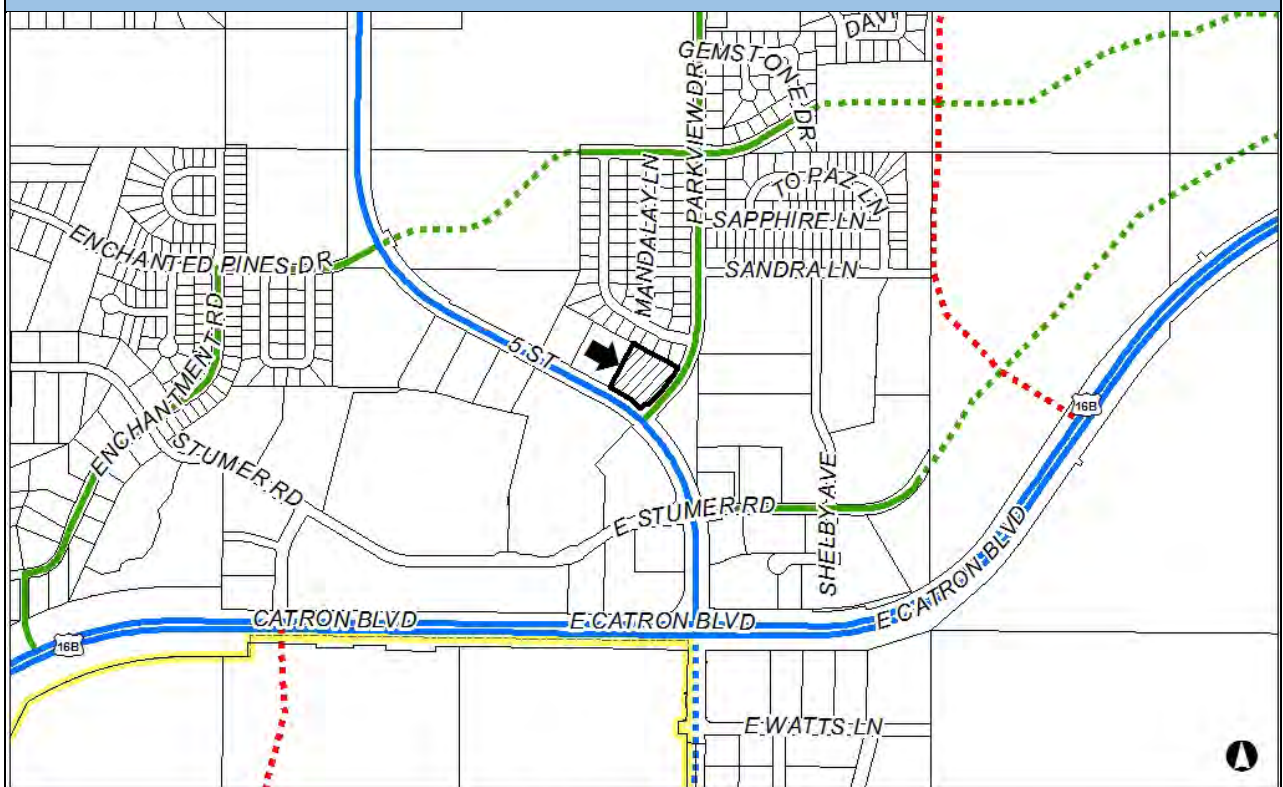
Existing Land Uses



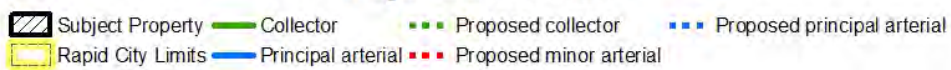
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan





Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	1.72 acres
Lot Frontage / Lot Width		N/A	Approximately 225 feet
Maximum Building Heights		4 stories or 45 feet	2 stories / 33 feet
Maximum Density		75%	17%
Minimum Building Setback:			
• Front		25 feet	47.94 feet
• Rear		15 feet	68.38 feet
• Side		0 feet	58.11 feet
• Street Side		25 feet	102.54 feet
Minimum Landscape Requirements:			
• # of landscape points		66,523	66,750
• # of landscape islands		1	2
Minimum Parking Requirements:			
• # of parking spaces		76 – 16 stacking spaces	76 – 16 stacking spaces
• # of ADA spaces		4	4
Signage		As per RCMC 17.50.080	Proposed ground sign and wall signage
Fencing		Screening fence required along north lot line	Existing fence located on properties to the north






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 Low Density Residential District approximately 1.72 acres in size. The applicant has also submitted an Initial and Final Planned Development Overlay (File #17PD057) to allow a commercial development. The proposed development will include a bank and a coffee shop.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	<p>The future land use designation of the property is Low Density Neighborhood. The proposed Rezoning request from Low Density Residential District to General Commercial District does not comply with the future land use designation. However, the adopted Comprehensive Plan supports land use flexibility to support a mix of uses and a range of densities. The applicant is proposing to rezone the property to General Commercial District because retail businesses including a coffee shop are not allowed in the Office Commercial District. Property located on the south side of 5th Street is also zoned General Commercial District.</p> <p>The subject property is located north of the intersection of 5th Street and Parkview Drive which are identified as a Principal Arterial Street and a Collector Street, respectively, on the City's Major Street Plan. Properties to the east and west are zoned Office Commercial District with a future land use designation of Employment Center. The subject</p>

	property is located on the northern periphery of the Wal-Mart Supercenter Area - Community Activity Center. In addition, the applicant has submitted an Initial and Final Planned Development Overlay to allow a commercial development which will ensure that any change in use will require a Major Amendment to the Planned Development. The Initial and Final Planned Development Overlay will ensure that the property is developed with a bank and a coffee shop as proposed. For these reasons, staff recommends that the Rezoning request be approved in conjunction with the associated Initial and Final Planned Development Overlay (File #17PD057).
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 north of the intersection of 5 th Street and Parkview Drive which are identified as a Principal Arterial Street and a Collector Street, respectively, on the City's Major Street Plan. The proposed Rezoning is consistent with the surrounding land uses. It does not appear that the amendment will adversely affect any other part of the City if approved in conjunction with the associated Initial and Final Planned Development Overlay.
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 Low Density Neighborhood. The adopted Comprehensive Plan supports land use flexibility. Parkview Drive and 5 th Street are identified as a Collector Street and a Principal Arterial Street, respectively, on the City's Major Street Plan. Properties on the south side of 5 th Street are zoned General Commercial District, Public District to accommodate drainage, and adjacent properties to the east and west are zoned Office Commercial District. As noted above, the property is located on the northern periphery of the Wal-Mart Supercenter Area – Community Activity Center. Community Activity Centers support a mix of uses to support the differing needs of residential and commercial development in the area.

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	Compact Growth: The property is located in a developing commercial corridor located north of the intersection of 5 th Street and Catron Boulevard and on the periphery of a Community Activity Center. There are existing public and private utilities and infrastructure in the area and paved streets.
BPG-3.1B	Future Land Use Flexibility: The future land use designation of the subject property reflects the current zoning designation of Low Density Residential District. Adjacent properties to the south, east, and west have a future land use designation of Employment Center and are zoned a mix of Office Commercial District and General Commercial District. The proposed Rezoning requires applying flexibility in interpreting and applying the future land use plan.
 A Vibrant, Livable Community	
LC-5.1A	Varied Activity Centers: The property is located on the northern periphery of the Wal-Mart Supercenter Area – Community Activity Center. The proposed

	Rezoning request and associated Final Planned Development Overlay support the adopted Comprehensive Plan goal of providing the opportunity to meet the differing needs of the area.
LC-5.1B	Diverse Mix of Uses: The proposed Rezoning request and associated Final Planned Development Overlay supports the adopted Comprehensive Plan goal of encouraging a mix of uses to add variety and economic resiliency in a developing commercial corridor.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Parkview Drive and 5 th Street are identified as a Collector Street and a Principal Arterial Street respectively, on the City's Major Street Plan. Access will be from Parkview Drive, the lower order street. The street classifications support a commercial use on the subject property.
TI-2.1E	Access Management Planning: As noted above, access is proposed from Parkview Drive. There is an existing non-access easement located along 5 th Street and extending north along Parkview Drive.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed Rezoning request and associated Final Planned Development Overlay supports the continuing development of a commercial corridor and Community Activity Center.
	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):	Low Density Neighborhood
Design Standards:	
N/A	The future land use designation of the property is Low Density Neighborhood which reflects the existing zoning of the property. The subject property is located in a Community Activity Center and at the intersection of a Principal Arterial Street and a Collector Street. Adjacent properties to the south, east, and west are commercial and are designated Employment Center on the future land use map. The adopted Comprehensive Plan supports flexibility in interpreting the future land use map and supporting development that is compatible with the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale Neighborhood Area
Neighborhood Goal/Policy:	
SR-NA1.1C	Employment Activities: The proposed Rezoning request supports the Comprehensive Plan goal of creating mixed-use areas of the City. The property is

	located on the north side of the Wal-Mart Supercenter Area – Community Activity Center at the intersection of a Principal Arterial Street and a Collector Street.
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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 subject property is located north of the intersection of 5 th Street and Parkview Drive which are identified as a Principal Arterial Street and a Collector Street respectively, on the City’s Major Street Plan. Properties to the south, east, and west are zoned General Commercial District, Public District, and Office Commercial District with a future land use designation of Employment Center. The subject property is located on the northern periphery of the Wal-Mart Supercenter Area - Community Activity Center. In addition, the applicant has submitted an Initial and Final Planned Development Overlay to allow a commercial development which will ensure that any change in use will require a Major Amendment to the Planned Development. The Final Planned Development Overlay will ensure that the property is developed with a bank and a coffee shop as proposed. For these reasons, staff recommends that the Rezoning request be approved in conjunction with the associated Initial and Final Planned Development Overlay (File #17PD057).
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Planning Commission Recommendation and Stipulations of Approval
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Staff recommends that the Rezoning request be approved in conjunction with the associated Final Planned Development Overlay.
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