



Rapid City Planning Commission

Rezoning Project Report

January 25, 2018

Item #6
Applicant Request(s)
Case # 17RZ039 – Rezoning request from General Agriculture District to Light Industrial District Companion Case(s): N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval of the Rezoning request.

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from General Agriculture District to Light Industrial District for two existing platted lots. The lots are sized 2.28 acres and 2.69 acres, respectively, and are a part of the Marlin Industrial Park development.</p> <p>The two lots are located at the intersection of Benelli Drive and Marlin Drive, one block south of Elk Vale Road. Currently, the lots are void of any structural development.</p>

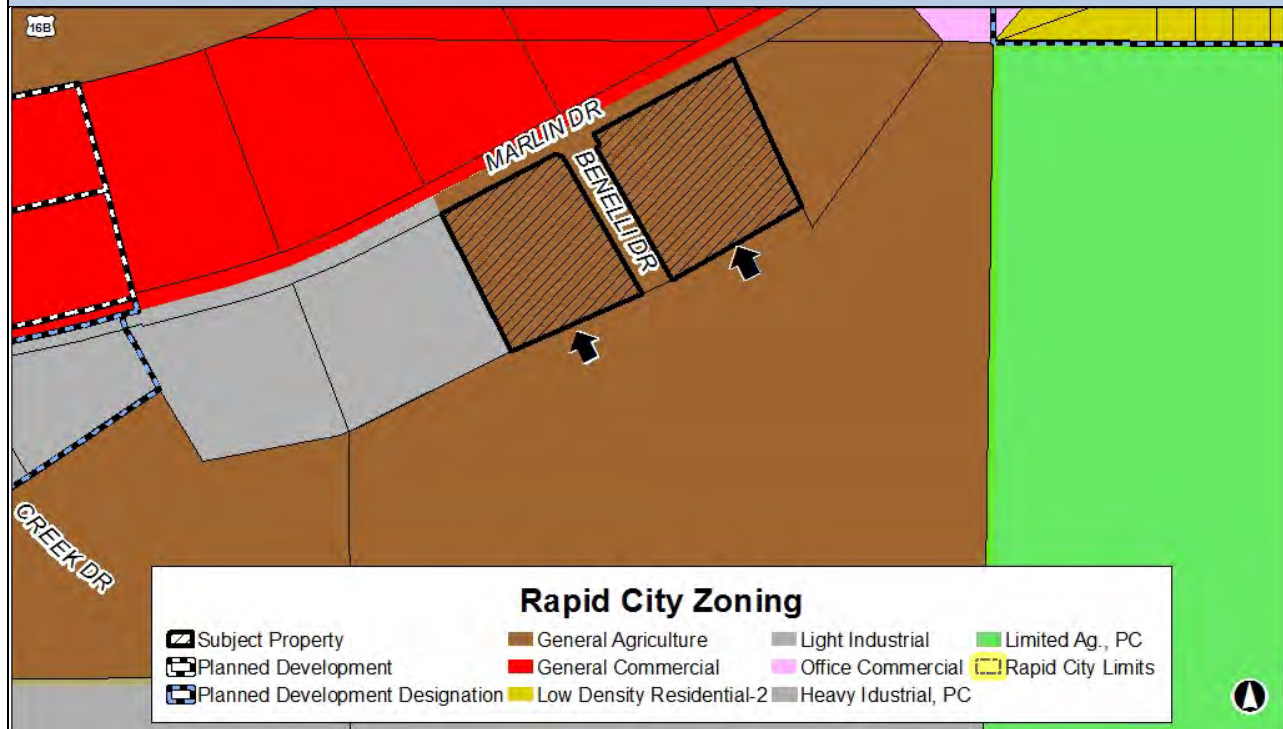
Applicant Information	Development Review Team Contacts
Applicant: ZCO Incorporated	Planner: Vicki L. Fisher
Property Owner: ZCO Incorporated	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Intersection of Benelli Drive and Marlin Drive
Neighborhood	Southeast Connector Neighborhood
Subdivision	Marlin Industrial Park
Land Area	2.28 acres/99,316.8 square feet, 2.69 acres/117,176.4 square feet
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Marlin Drive and/or Benelli Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

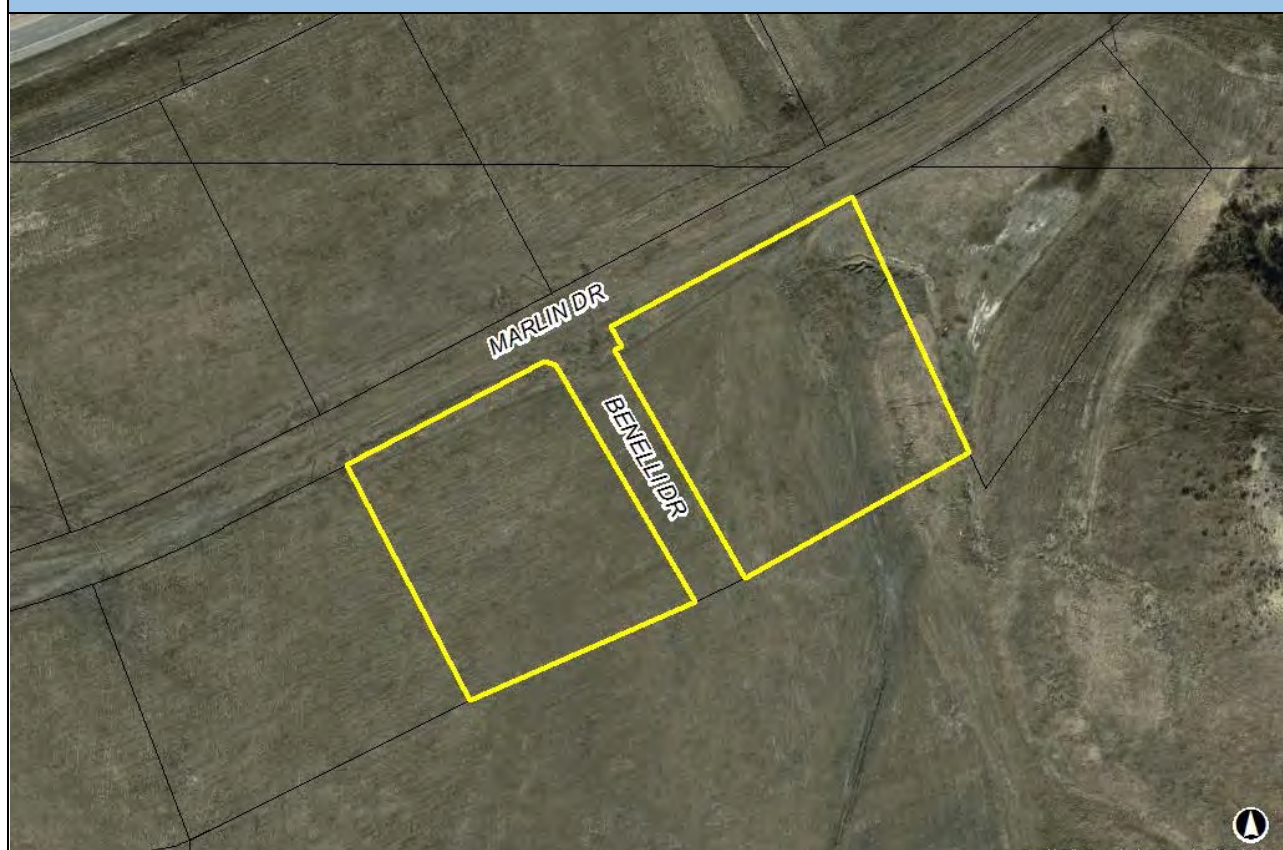
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GAD	Employment	Void of structural development
Adjacent North	GC	Employment	Void of structural development
Adjacent South	GAD	Employment	Void of structural development
Adjacent East	GAD	Employment	Void of structural development
Adjacent West	LI	Employment	Void of structural development

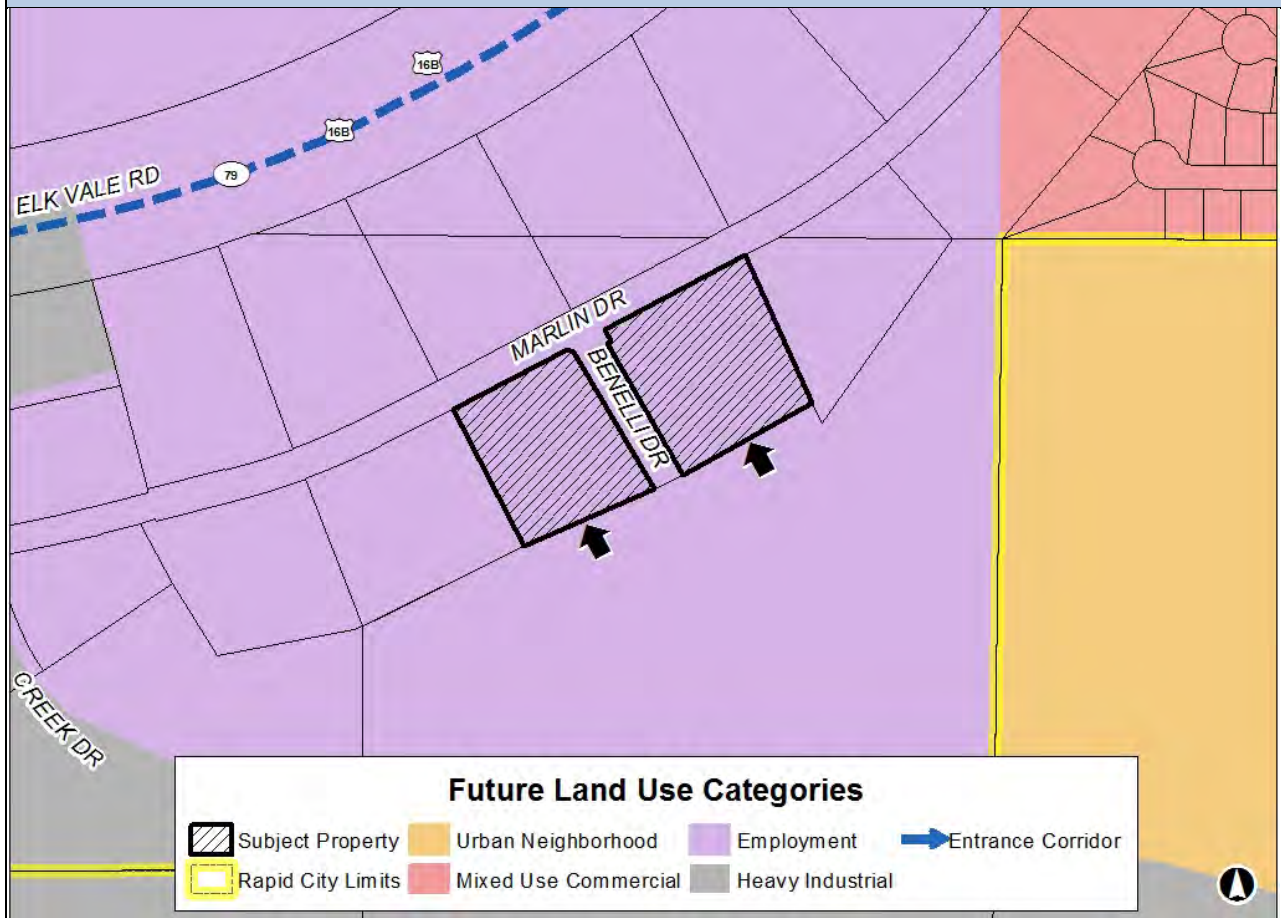
Zoning Map



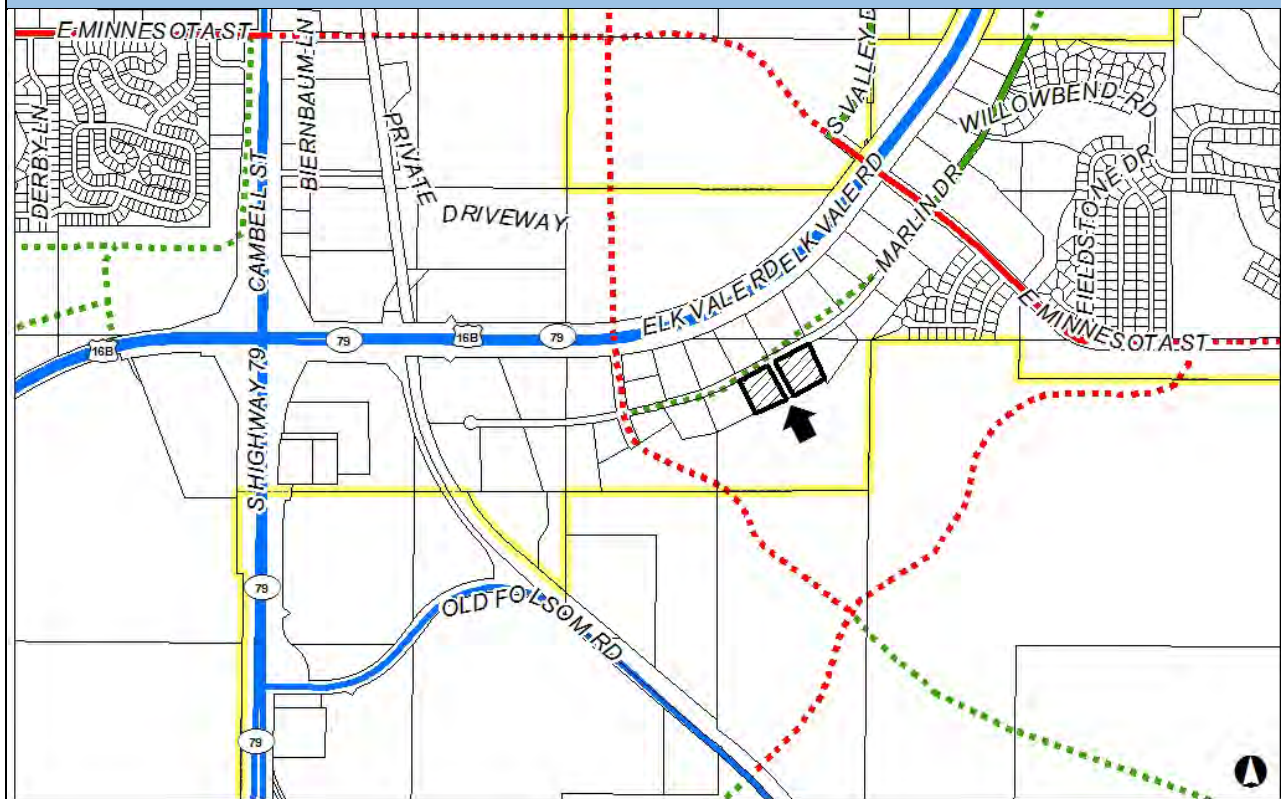
Existing Land Uses



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	99,316.8 square feet and 117,176.4 square feet	
Lot Frontage / Lot Width	N/A	Approximately 270 feet and 330 feet	
Maximum Building Heights	4 stories, 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	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	




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.	In 2013, City water and sewer were extended along Marlin Drive. More recently, Marlin Drive has been paved. In 2017, the lots were platted. With the completion of the infrastructure improvements, the conditions of the area have changed supporting 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 Employment. While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting uses allowed within the Light Industrial District. The property located directly to the west is currently zoned Light Industrial District. Rezoning these two adjacent lots to Light Industrial District creates a buffer and transitional area between any future commercial development of the area and the existing Heavy Industrial District located further west of the property. Based on these reasons, the requested Rezoning is in compliance 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	The Light Industrial District requires that use(s) be designed to ensure that noise, odor, dust and glare are completely confined within an enclosed building. In addition, the adjacent streets have been constructed in

effects result from the amendment.	compliance with the City's adopted Infrastructure Design Criteria Manual and utilities are currently in place to serve future development of the lots. As such, the proposed amendment should not adversely affect any other part of the City, nor create any direct or indirect adverse effects.
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.	Marlin Drive is identified as a collector street on the City's Major Street Plan. In addition, Benelli Drive is classified as a commercial street. As a part of platting the property, the streets have been constructed in compliance with the Infrastructure Design Criteria Manual. In addition, water and sewer have been extended in compliance with the City's Utility Plan. Any future development of the property must address drainage to ensure that it is designed in compliance with the City's Drainage Plan. Rezoning the property as proposed does not conflict with the development plan(s) of Rapid City.

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	<u>Balanced Uses</u> : The proposed rezoning request supports a balanced mix of commercial, employment and industrial uses for this area.
BPG-1.1A	<u>Compact Growth</u> : Rezoning the property as proposed will encourage compact growth and infill development within the established city limits. This discourages outward leapfrog development and limits the extension of newly developed urban services beyond the City's Urban Services Boundary.
	A Vibrant, Livable Community
LC-1.3B	<u>Entrance Corridor Coordination</u> : Elk Vale Road is identified as an entrance corridor providing access from Interstate 90 to the northeast area of the City. The subject property is located one block south of Elk Vale Road. The property located directly adjacent to Elk Vale Road is currently zoned General Commercial District, providing a buffer between the entrance corridor and future light industrial uses on the subject property. Rezoning the property as requested will allow for a mix of commercial and light industrial use(s) to serve the surrounding community making this area along Elk Vale Road a more vibrant livable part of our community.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.3C	<u>Nearby Housing</u> : Two established residential developments known as Elks Crossing and Elks Country Estates are located within close proximity to this property. The proposed rezoning request will provide commercial, light industrial and employment services enhancing the convenience of these types of services to the neighboring residential development(s).
	Efficient Transportation and Infrastructure Systems
TI-2.1A	<u>Major Street Plan Integration</u> : The adjacent streets have been constructed in compliance with the Infrastructure Design Criteria Manual and pursuant to the

	Major Street Plan. This ensures that an efficient roadway network is in place to support the transportation needs of the area as it continues to develop.
	Economic Stability and Growth
EC-3.1A	<u>Employment Areas</u> : Rezoning the property as proposed will encourage employment growth for this area of the community.
	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):	Employment.
Design Standards:	
Chapter 10, page 104	While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting uses allowed within the Light Industrial District. The Light Industrial District has established land area regulations that secures design standards to ensure that any future use is designed to minimize any direct or indirect adverse affects.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1D	<u>Mixed Use Development</u> : The proposed rezoning request will support a balanced mix of commercial, employment and industrial uses for this area.

Findings	
The Development Review Team recommends that the request to rezone the property from General Agriculture District to Light Industrial District be approved for the following reasons:	
•	While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting uses allowed within the Light Industrial District. The property located directly to the west is currently zoned Light Industrial District. Rezoning these two adjacent lots to Light Industrial District creates a buffer and transitional area between any future commercial development of the area and the existing Heavy Industrial District located further west of the property. Based on these reasons, the requested Rezoning is in compliance with the adopted Comprehensive Plan.
•	The proposed rezoning request allows a mix of commercial, light industrial and employment services enhancing the convenience of these types of services to the neighboring residential development(s).
•	Rezoning the property as proposed will encourage compact growth and infill development within the established city limits. This discourages outward leapfrog development and limits the extension of newly developed urban services beyond the City's Urban Services Boundary.

Recommendation to the Planning Commission
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The Development Review Team recommends that the Rezoning request be approved.
