



# Rapid City Planning Commission

## Rezoning Project Report

February 22, 2018

<b>Item #2</b>
<b>Applicant Request(s)</b>
Case #18RZ001 – Rezoning from Low Density Residential District to Public District
Companion Case(s) #18PD001 – Final Planned Development Overlay to allow an indoor and outdoor archery and air gun range in the Public District

<b>Staff Recommendation(s)</b>
The Development Review Team recommends that the Rezoning request be approved.

<b>Project Summary Brief</b>
<p>The applicant has submitted a Rezoning request to change the zoning designation from Low Density Residential to Public District for four parcels of land approximately 19.86 acres in size. This request for rezone is being submitted in conjunction with a Planned Development (18PD001) at the same location. Public land use is applicable within residential areas as such. The proposed rezone as Public District is consistent with the City’s Comprehensive Plan. The applicant has indicated that “South Dakota Game Fish and Park Department” is proposing to occupy and build upon the site a hunter education building, an archery target range, an archery target walking course, and a parking lot. This proposed development is an expansion of the existing South Dakota Game Fish and Park Department’s Outdoor Campus West facility.</p>

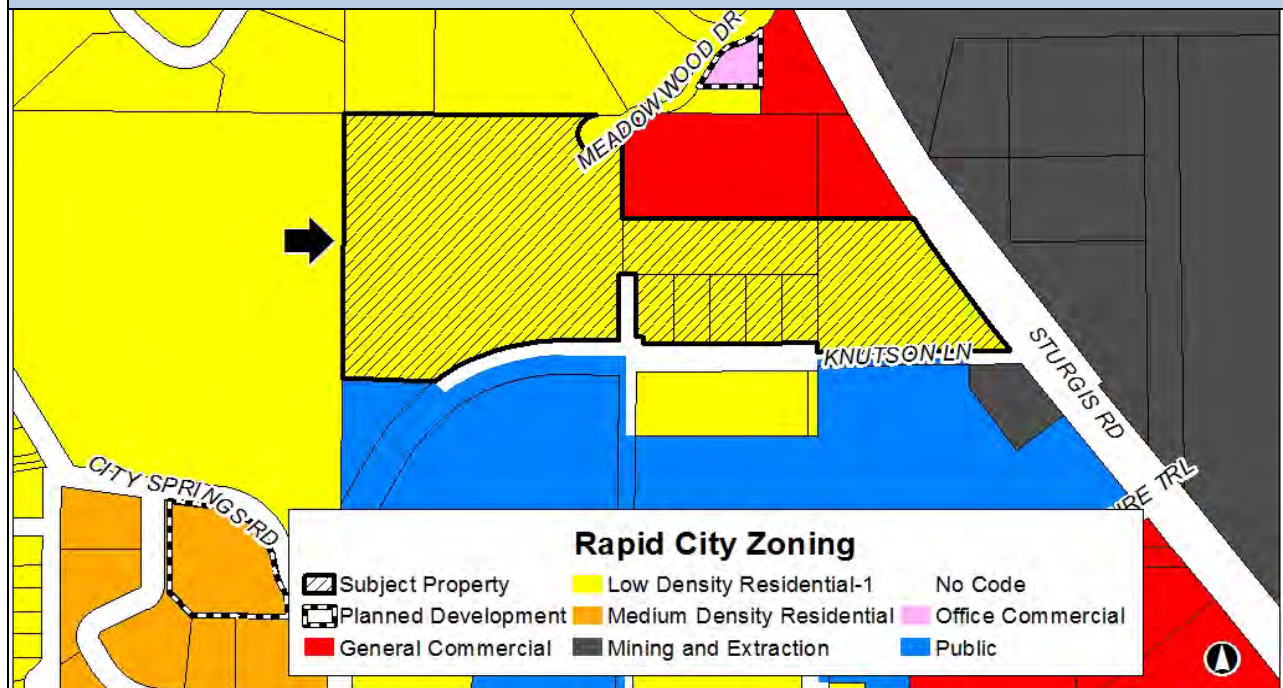
Applicant Information	Development Review Team Contacts
Applicant: South Dakota Game Fish and Parks Department	Planner: Javin Weaver
Property Owner: South Dakota Game Fish and Parks Department	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	4130 Adventure Trail
Neighborhood	West Rapid Neighborhood Area
Subdivision	Meadowwood Subdivision and GFP Subdivision
Land Area	19.86 acres
Existing Buildings	None
Topography	Rolling Terrain
Access	Knutson Lane
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	Open land and forested area
Adjacent North	LDR and GC	MUC and LDN	Open land and forested area, and commercial buildings
Adjacent South	Public	Public-QP	Game Fish & Parks buildings, and Hills Materials
Adjacent East	ME	ME - Revitalization Corridor	Mining equipment and materials
Adjacent West	LDR	Public-PG	Open land and forested area, water tank

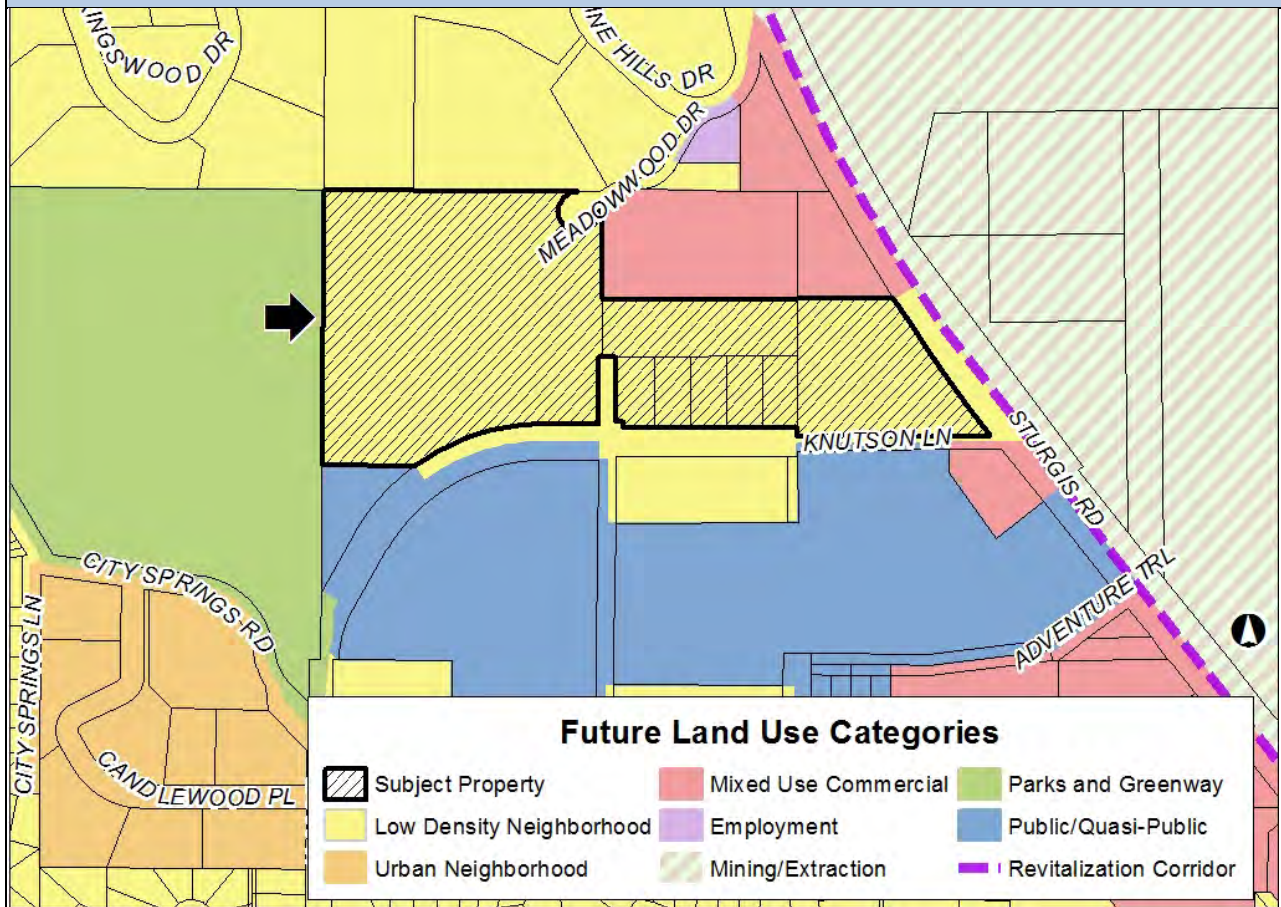
**Zoning Map**



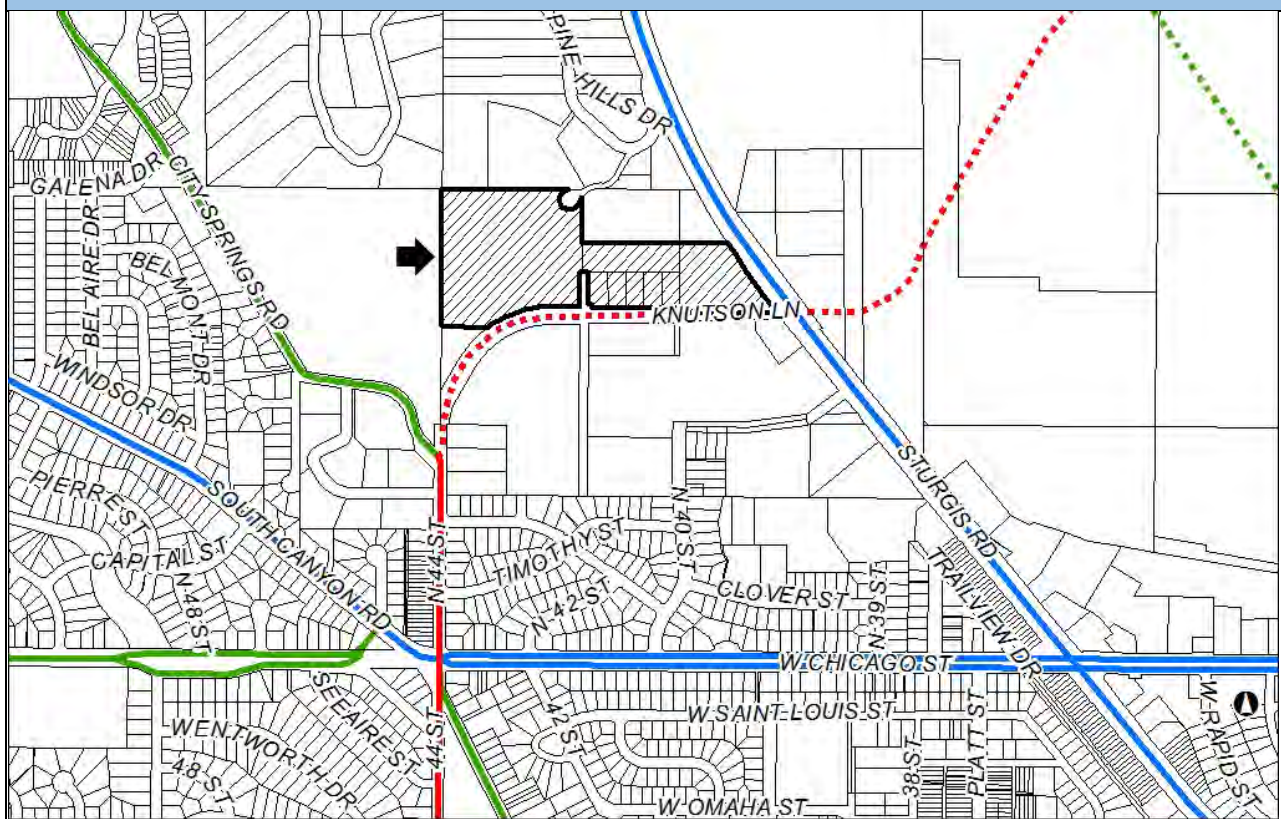
**Existing Land Uses**



## 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			
Public District	Required	Proposed	
Lot Area	N/A	Approximately 19.86 acres	
Lot Frontage / Lot Width	N/A	Approximately 540 feet	
Maximum Building Heights	4 stories, 45 feet	2 stories, 26 feet	
Maximum Density	50%	2%	
Minimum Building Setback:			
• Front	25 feet	Approximately 40 feet	
• Rear	25 feet	Approximately 214 feet	
• Side	25 feet	Approximately 480 feet	
• Street Side	25 feet	Approximately 405 feet	
Minimum Landscape Requirements:			
• # of landscape points	803,764	874,630	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	30	30	
• # of ADA spaces	2	2 (1 being ADA van accessible)	
Signage	Pursuant to RCMC 17.50.080	N/A	
Fencing	Pursuant to RCMC 17.50.080	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 current occupant of the property, South Dakota Game Fish and Parks Department is looking at expanding their "Outdoor Campus West" recreational site which is south of this applicant's site proposal. The proposed rezone would allow for future development that would benefit the general public.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Public District is established to provide facilities which serve the general public that are operated by the United States of America, the state of South Dakota or any political subdivision which qualifies for exemption from property taxes, or nonprofit organizations. The South Dakota Game Fish and Parks Department is a state agency meeting this requirement.
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.	South Dakota Game Fish and Parks Department has stated that vehicle access to the proposed site will be accessed from Knutson Lane via Sturgis Road. Knutson Lane is identified as a proposed minor arterial on the Major Street Plan. The applicant has indicated that infrastructure improvements will be made on Knudson Lane through the proposed approach location. Public Works has indicated

	sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity of future development.
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. Sturgis Road is identified as a Revitalization Corridor and as a Principal Arterial Street on the City's Major Street Plan. Knutson Lane is a proposed minor arterial on the Major Street Plan. Sturgis Road is currently constructed as a Principal Arterial Street and the applicant has submitted construction plans showing that Knudson Lane will be constructed as a Collector Street through the proposed approach to the site.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.2C	<b>Priority Revitalization Corridors:</b> Sturgis Road is identified as a Revitalization Corridor. In combination with the proposed Public District land use designation, this portion of the corridor promotes a mix of uses including high density residential, mixed-use commercial development, and existing public district development. The expansion of the Public District land use designation is in compliance with the goals of the Revitalization Corridor.
	<b>A Vibrant, Livable Community</b>
LC-1.3B	<b>Entrance Corridor Coordination:</b> The Comprehensive Plan encourages coordination with adjacent communities, counties, and State for the design of Entrance Corridors. Sturgis Road is an Entrance Corridor and also a State highway. As such, the existing design of the street has been coordinated with the State as recommended.
	<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> Sturgis Road is identified as a Principal Arterial Street on the City's Major Street Plan. Knutson Lane is a proposed minor arterial on the Major Street Plan. The applicant has submitted construction plans showing that Knudson Lane will be constructed as a Collector Street through the proposed approach to the site. Sturgis Road has been constructed to accommodate traffic for public uses.
	<b>Economic Stability and Growth</b>
EC-3.1C	<b>Other Employment Areas:</b> The proposed rezoning request supports the development of Public District uses in an established mixed-use commercial corridor. The proposed Rezoning would create an opportunity for redevelopment north of an already existing Public District recreational site.

	<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 advertised 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**

<b>Future Land Use Plan Designation(s):</b>	<b>Low Density Residential / Revitalization Corridor</b>
<b>Design Standards:</b>	
N/A	The future land use designation of the subject property is Low Density Neighborhood abutting a Revitalization Corridor and the current zoning is Low Density Residential District. Rezoning to Public District would create an opportunity for the South Dakota Game Fish and Park Department to expand their business and create a use that benefits the general public.

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

<b>Neighborhood:</b>	<b>West Rapid Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
WR-NA1.1B	<b>Reinvestment Corridor:</b> The property abuts Sturgis Road which is identified as a Principal Arterial Street on the City’s Major Street Plan and a Revitalization Corridor. The proposed Rezoning request supports the goal of reinvestment and redevelopment in the West Rapid Neighborhood Area.

**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 abuts Sturgis Road, a Revitalization Corridor. The proposed Rezoning request supports development and investment in an established commercial corridor. Based on the type of uses allowed in a Public District, the expansion of a public district corridor along this section of Sturgis Road supports the goals of the City’s Comprehensive Plan to promote a more positive image of Rapid City as a regional destination.

**Planning Commission Recommendation and Stipulations of Approval**

Staff recommends that the Rezoning request be approved.