



Rapid City Planning Commission

Rezoning Project Report

February 08, 2018

Item #2
Applicant Request(s)
Case #18RZ006 – Rezoning from General Commercial District to Public District
Companion Case(s) – N/A

Staff Recommendation(s)
The Development Review Team recommends that the rezoning request be approved.

Project Summary Brief
<p>The applicant has submitted a rezoning request to change the zoning designation from General Commercial to Public District for six parcels of land approximately 8.95 acres in size. Current uses at the site include the Rapid City Police Department and Pennington County offices which include the courthouse and jail and other county offices and buildings. All of these uses are permitted land or conditional uses within the Public District. The applicant is proposing to rezone the property to Public District in order to obtain a building permit to improve the services to the jail.</p>

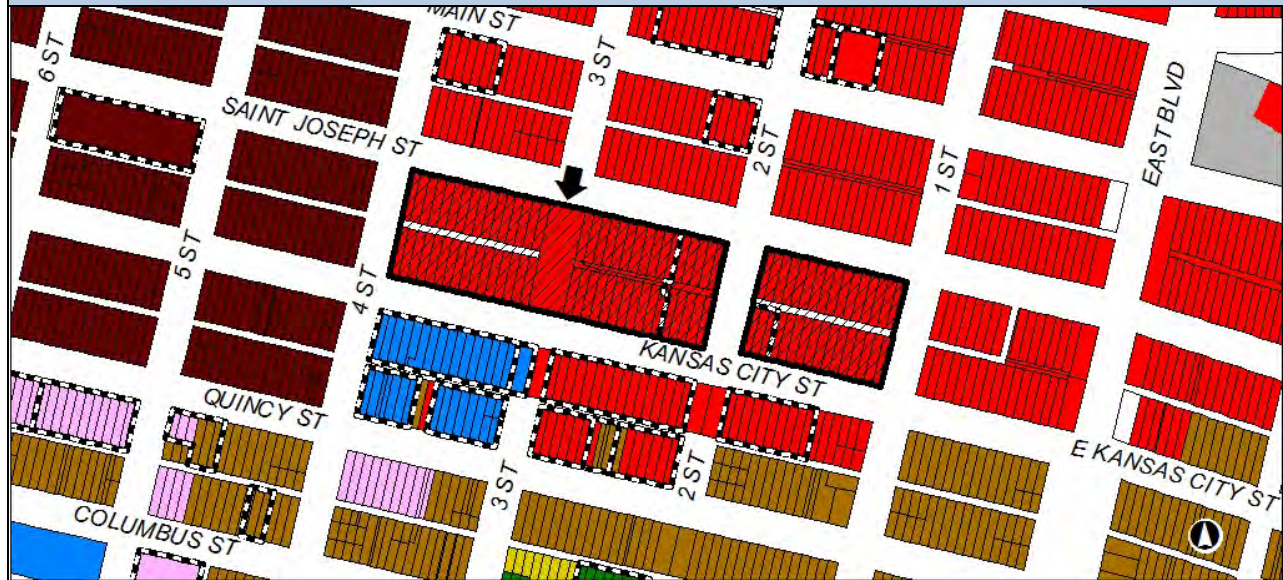
Applicant Information	Development Review Team Contacts
Applicant: Mike Kuhl	Planner: Javin Weaver
Property Owner: Pennington County	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	130 Kansas City Street
Neighborhood	Downtown/Skyline Drive
Subdivision	Original Town of Rapid City
Land Area	8.95 acres
Existing Buildings	Rapid City Police Department and Pennington County Offices and Jail
Topography	Relatively Flat
Access	Kansas City Street, Saint Joseph Street, 1 st Street and 4 th Street
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	GC	Public/Quasi Public, Downtown and Revitalization Corridor	Rapid City Police Department, Pennington County Offices and Pennington County Jail
Adjacent North	GC	DT and Revitalization Corridor	Aces Civil Engineering, Kwik Lube, Black Hills Federal Credit Union, Town House Motel, and a vacant lot

Adjacent South	GC and Public	DT	Theata Tau Fraternity, College Station Residences, National American University Animal Care Center, South Dakota State Historical Society and the Pennington County Health Facility
Adjacent East	GC	DT and Revitalization Corridor	Lamplight Apartments and vacant field
Adjacent West	GC	DT and Revitalization Corridor	Trinity Lutheran Church and a landscaped detention basin

Zoning Map



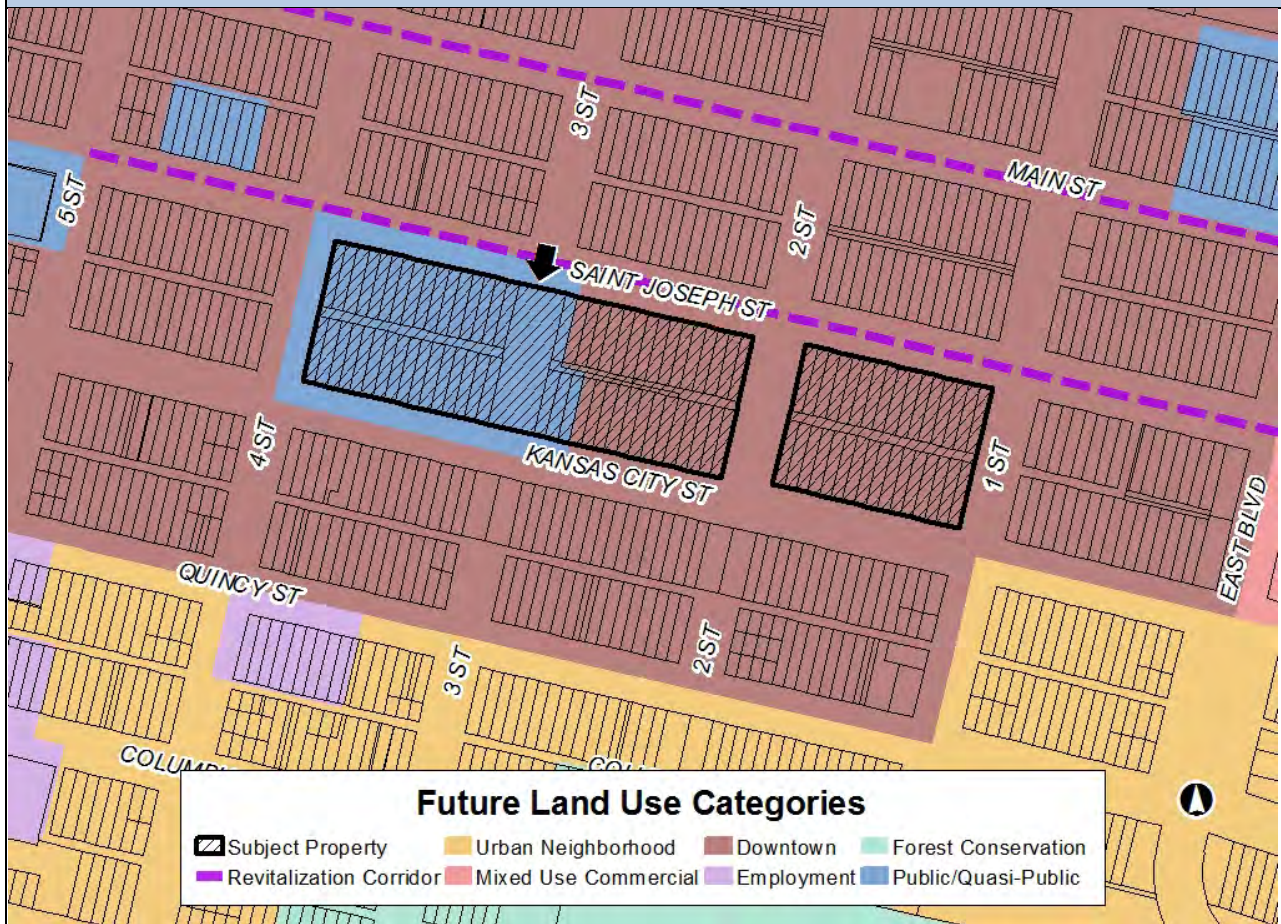
Rapid City Zoning

- Subject Property
- Central Business
- High Density Residential
- Light Industrial
- Office Commercial
- Park Forest
- Planned Development
- General Commercial
- Low Density Residential-2
- No Code
- Public

Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
11PD012	03/24/11	Initial and Final Commercial Development Plan	Approved with stipulations
12PD011	03/08/12	Initial and Final Planned Commercial Development	Approved with stipulations
Relevant Zoning District Regulations			
Public District	Required	Proposed	
Lot Area	N/A	Approximately 8.95 acres	
Lot Frontage / Lot Width	N/A	Approximately 1,300 feet	
Maximum Building Heights	4 stories, 45 feet	4 stories, 81 feet	
Maximum Density	50%	40%	
Minimum Building Setback:			
• Front	25 feet	Approximately 25.23 feet	
• Rear	25 feet	Approximately 4.5 feet	
• Side	25 feet	Approximately 16 feet	
• Street Side	25 feet	Approximately 138 feet	
Minimum Landscape Requirements:			
• # of landscape points	222,892	517,435	
• # of landscape islands	17	0	
Minimum Parking Requirements:			
• # of parking spaces	826	595	
• # of ADA spaces	17	12 (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 Pennington County jail is a legal nonconforming use on the property. The applicant is proposing a rezone so that a building permit may be obtained to provide an expansion of the services which will serve the jail.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The public district is established to provide for 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. Facilities within the public district are generally not involved in commerce and frequently are sited with public safety and government efficiency in mind. The proposed rezone of this property to Public District includes many existing facilities that serve the general public and are public safety uses.
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 City and Pennington County buildings are already existing and operating facilities within the area. The Future Land Use Plan shows the west portion of this property as public uses which include the Rapid City Police Department, Pennington County jail, courthouse and other

amendment.	facilities. The proposed rezone meets the goals of the Future Land Uses of the city. It does not appear that the existing uses have created any direct or indirect adverse effects on this 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 Public and Downtown. Saint Joseph Street is identified as a Revitalization Corridor and as a Principal Arterial Street on the City's Major Street Plan. 1 st Street, 4 th Street and Kansas City Street are commercial roads. The existing streets have been constructed to accommodate traffic generated from the existing uses of the property. City water and sewer also currently exist to serve the property. As such, rezoning the property as proposed is in compliance with the City's adopted plans.

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-1.2C	Priority Revitalization Corridors: Saint Joseph Street is identified as a Revitalization Corridor. This portion of the corridor promotes a mix of uses including mixed-use commercial development, and existing public service facilities. The expansion of the Public District land use designation is in compliance with the goals of the Revitalization Corridor.
	A Vibrant, Livable Community
LC-4.1B	Diverse Mix of Uses: The Comprehensive Plan encourages a diverse mix of uses in the downtown area. The mixed uses currently existing on the property provide a public service to the community. The proposed rezoning also allows for future development on the property increasing employment opportunities.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Saint Joseph Street is identified as a Principal Arterial Street on the City's Major Street Plan. Kansas City Street, 1 st Street and 4 th Street are commercial streets. Saint Joseph Street has been constructed to accommodate traffic for public uses.
	Economic Stability and Growth
EC-3.1B	Target Industry Alignment: The proposed rezoning request supports future development within a Public District. The property serves as a hub providing local and regional community services.
	Outstanding Recreational and Cultural Opportunities
	N/A



Responsive, Accessible, and Effective Governance

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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Residential / Revitalization Corridor
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Design Standards:

N/A	The future land use designation of the subject property is Public/Quasi Public and Downtown abutting a Revitalization Corridor and the current zoning is General Commercial District. Rezoning to Public District creates an opportunity for Pennington County to expand their current operating facilities and create a mix of buildings that serve and benefit the general public.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Downtown/Skyline Drive
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Neighborhood Goal/Policy:

WR-NA1.1B	Reinvestment Corridor: The property abuts Saint Joseph Street 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 Downtown/Skyline Drive Neighborhood.
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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 property abuts Saint Joseph Street, a Revitalization Corridor. The proposed rezoning request supports development and investment in an established mixed use corridor. Based on the type of uses allowed in a Public District, the expansion of a public district corridor along this section of Saint Joseph Street supports the goals of the City’s Comprehensive Plan to promote a more positive image of Rapid City as a regional public services hub.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the rezoning request be approved.