



Rapid City Planning Commission

Rezoning Project Report

November 25, 2015

Applicant Request(s)
Case # 15RZ022; a request to rezone property from General Agriculture District to General Commercial District
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from General Agriculture District to General Commercial District be approved.

Project Summary Brief
The applicant has submitted a request to rezone approximately 2.75 acres of property from General Agriculture District to General Commercial District. A Preliminary Subdivision Plan (File #15PL052) was approved by the City Council on July 20, 2015 to create several commercial lots and Turbine Drive right-of-way. However, a portion of the lots is still zoned General Agriculture District, which generally serves as a holding district until development of the property is anticipated in the near-term future. The associated Preliminary Subdivision Plan shows development of Turbine Road to the west and subdivision of the property into additional commercial lots.

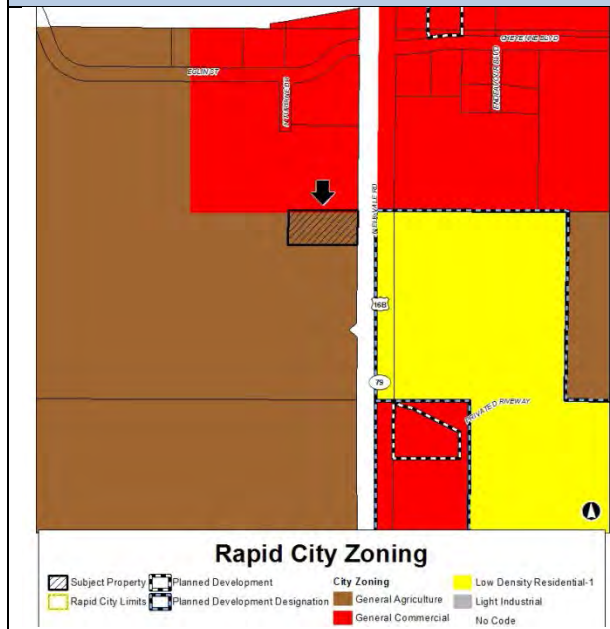
Applicant Information	Development Review Team Contacts
Applicant: Dream Design International, Inc.	Planner: Robert Laroco
Property Owner: Duane C. Pankratz	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: Dream Design International, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	West of Elk Vale Road, approximately 1,000 feet south of Eglin Street
Neighborhood	Elk Vale Road Neighborhood
Subdivision	Section 33, T2N, R8E
Land Area	2.75 acres (approximately 119,790 sq ft)
Existing Buildings	None
Topography	Sloping uphill from northwest to southeast across the site
Access	proposed Turbine Drive
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA	EC	No structural development
Adjacent North	GC	EC	No structural development
Adjacent South	GA	EC	No structural development
Adjacent East	LDR/PDD	LDN	No structural development
Adjacent West	GA	EC	No structural development

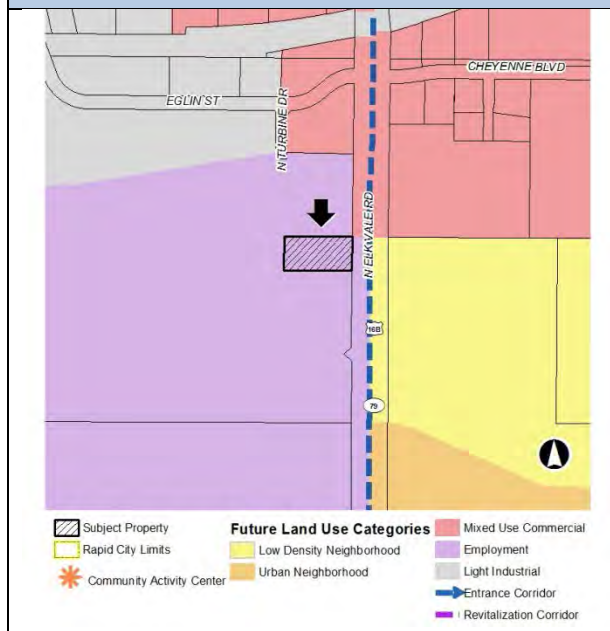
Zoning Map



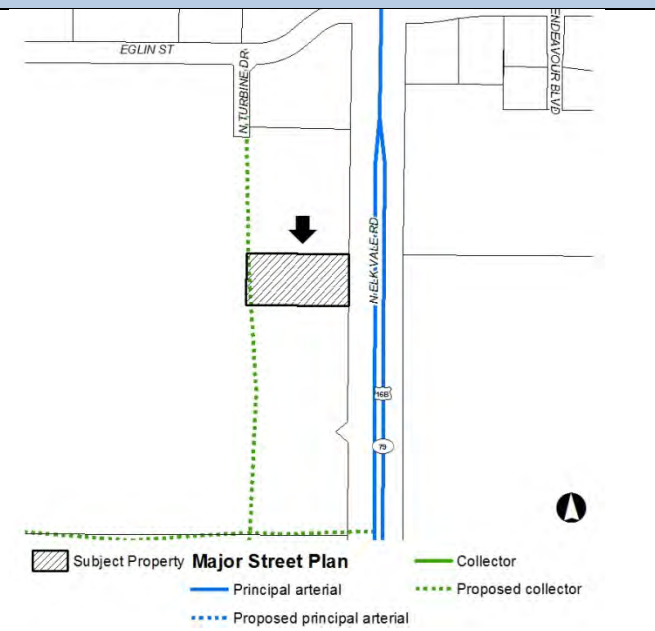
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan




Relevant Case History			
Case/File#	Date	Request	Action
15PL052	7/20/15	Preliminary Subdivision Plan	City Council approved with stipulations
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	No minimum required	N/A	
Lot Frontage	No minimum required	N/A	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 ft	N/A	
• Rear	0 ft	N/A	
• Side	0 ft north/ 25 ft south	N/A	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC	N/A	
• # of landscape islands	Per RCMC	N/A	
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC	N/A	
• # of ADA spaces	Per RCMC	N/A	
Signage	Per RCMC	N/A	
Fencing	Per RCMC	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 applicant recently submitted a Preliminary Subdivision Plan to create commercial lots and extend Turbine Drive south from Eglin Street to service the proposed lots. Commercial development is anticipated in this area in the near-term future. The anticipated commercial development of this area represents changing conditions which necessitate this rezone.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	Typically the General Agriculture District serves as a holding zone for properties on the fringes of the City which are anticipated to undergo development in the short-term future. The General Commercial District is intended to provide property for the business and services of the City. The area is within an identified Employment Campus in the City's adopted Comprehensive Plan, suitable for office uses. The proposed amendment is consistent with the purpose and intent of the Zoning Ordinance.
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.	It does not appear that the rezoning of these properties will result in an adverse effect on this or any other part of the City.

<p>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.</p>	<p>As previously noted, the property is located within an identified Employment Campus in the City's adopted Comprehensive Plan. In addition, the property is located along an identified Entrance Corridor and principal arterial street on the adopted Major Street Plan. Commercial uses including offices, medical, clinical, and research and development uses are seen as appropriate within the Employment Campus, requiring a General Commercial Zoning District. The location of the property along an Entrance Corridor indicates the property is part of an entrance into the community, and should incorporate unique and attractive design elements as well as preservation of view sheds and natural character into future development of the property.</p>
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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-1.2A	<u>Priority Infill Areas:</u> The proposed rezone encourages infill development by allowing development of the property with commercial uses along an arterial street within the City Limits.
 A Vibrant, Livable Community	
LC-1.3A	<u>Gateway and Entrance Corridor Standards:</u> Elk Vale Road is one of several identified entrance corridors into the City. Care should be taken to develop a coordinated vision for the corridor, including clear standards for access and signage. Development of the property with Employment Campus uses will help to ensure these standards are met.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
EC-3.1C	<u>Other Employment Areas:</u> The proposed rezone will encourage development of this identified Employment Campus.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	<u>Public Input Opportunities:</u> The requested rezone requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there have been no inquiries into the requested rezone.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s): Employment Area	
Design Standards:	
GDP-EA	<p>The Employment Area as defined by the City’s adopted Future Land Use Plan identifies the following general design principles:</p> <ul style="list-style-type: none"> • Organize buildings to enclose and frame streets, parking lots, pedestrian walkways, outdoor gathering spaces, transit stops, and architectural features • Encourage architectural and design standards meant to minimize the visual impact of buildings and parking • Provide a clear hierarchy of signage which incorporates signage into the character of the neighborhood • Provide pedestrian connections to adjacent uses • Encourage the integration of outdoor gathering spaces <p>Future development of the property should incorporate these elements into the design of the site.</p>

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood: Elk Vale Road Neighborhood	
Neighborhood Goal/Policy:	
EV-NA1.1E	<u>Entrance Corridors:</u> Future Development of the property should encourage coordinated signage, landscaping, and development of uses to project a positive image of the community and reflect the unique properties of the Elk Vale Road corridor.

The Development Review Team Recommends that the request to rezone the property from General Agriculture District be approved for the following reasons:

•	The associated Preliminary Subdivision Plan indicates that this area will be undergoing development in the near-term future.
•	The General Agriculture District is seen as a holding district for property on the fringes of the City which have not yet developed but which are anticipated to development soon.
•	The property is within an identified Employment Area, suitable for office, medical, and research and development uses. The General Commercial District is an appropriate zoning district for these types of uses.
•	The property is located along an entrance corridor and an identified principal arterial street on the City’s Major Street Plan. Commercial uses should be concentrated in these corridors.

Staff recommends that the request to rezone property from General Agriculture District to General Commercial District be approved.