



# Rapid City Planning Commission

## Rezoning Project Report

March 10, 2016

<b>Applicant Request(s)</b>
Case # 16RZ006 – Rezoning from General Commercial District to Office Commercial District
Companion Case(s) 16PD008 – Initial Planned Development Overlay to allow an apartment complex; 16PL013 – Preliminary Subdivision Plan to create six lots

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends approval in conjunction with the associated Initial Planned Development Overlay

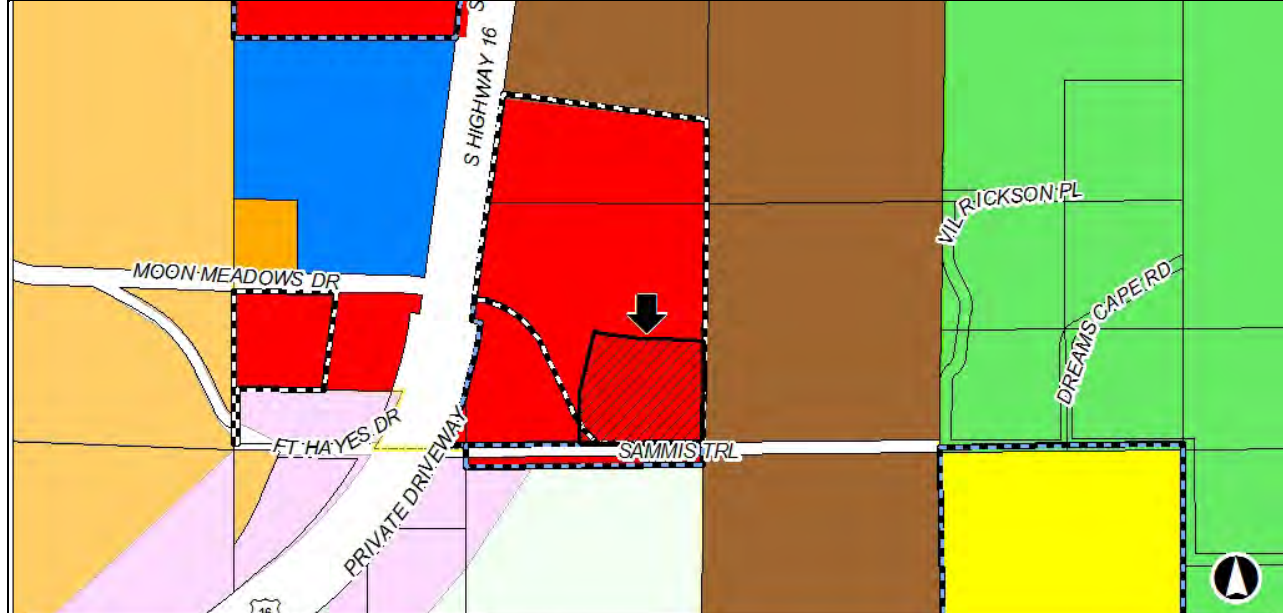
<b>Project Summary Brief</b>
The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Office Commercial District for a parcel of land approximately 9.04 acres in size. The applicant has also submitted an Initial Planned Development Overlay application to allow a 160 unit apartment complex (File #16PD008).

<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: Hagg Brothers LLC	Planner: Fletcher Lacock
Property Owner: Hagg Brothers LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions	School District: Janet Kaiser
Surveyor: KTM Design Solutions	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast of the intersection of U.S. Highway 16 and Moon Meadows Drive on the north side of Sammis Trail
Neighborhood	U.S. Highway 16
Subdivision	Proposed Moon Meadows Subdivision
Land Area	9.04 acres (approximately 393,782 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Sammis Trail / Future access proposed from Moon Meadows 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	GC-PD	MUC	Void of structural development
Adjacent North	GC-PD	MUC – Entrance Corridor – Community Activity Center	Void of structural development
Adjacent South	GC and County GA	FC	Void of structural development
Adjacent East	GA	LDN	Void of structural development
Adjacent West	GC-PD	MUC – Entrance Corridor – Community Activity Center	Void of structural development

### Zoning Map



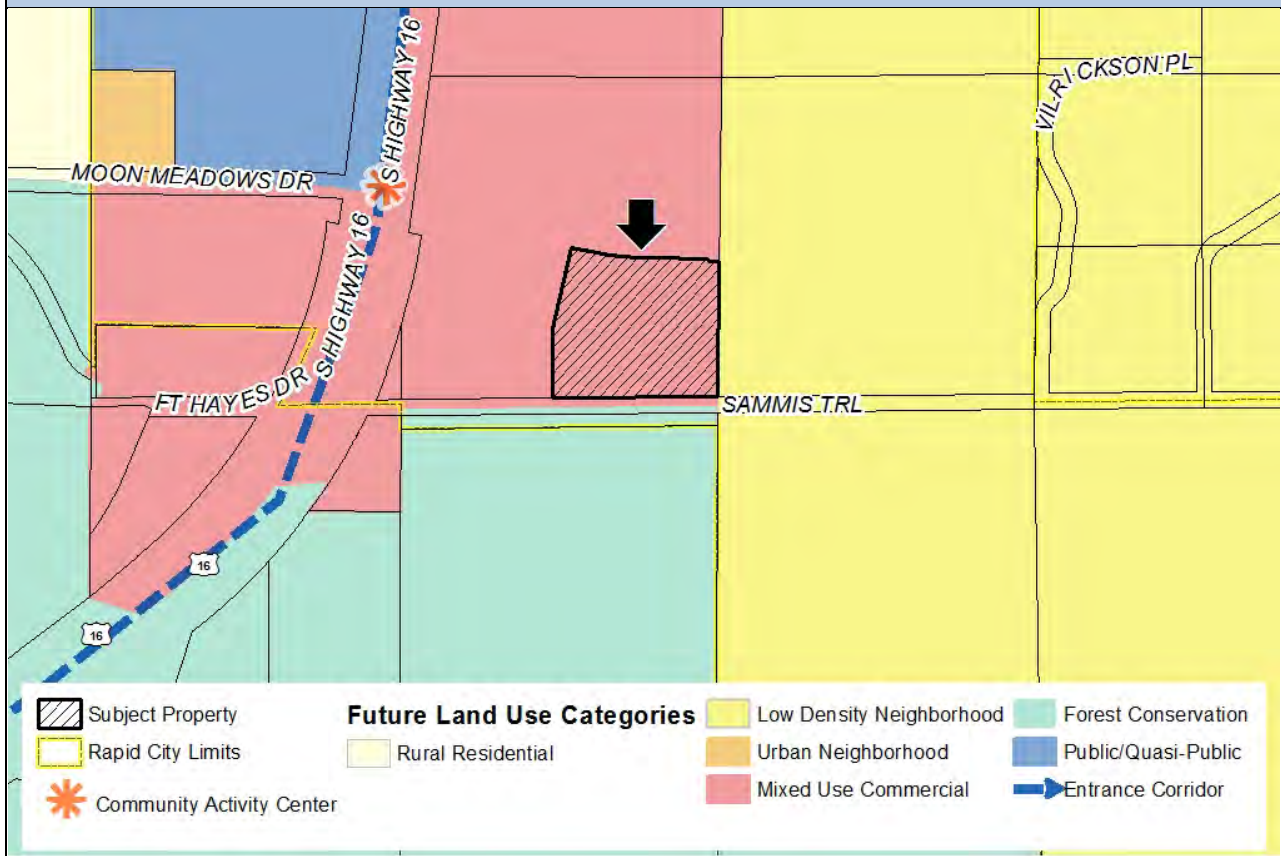
**Rapid City/Pennington County Zoning**

Subject Property	Planned Development	General Agriculture	Medium Density Residential	General Ag. District, PC	Suburban Residential, PC
Rapid City Limits	Planned Development Designation	General Commercial	Public	Limited Ag., PC	Highway Service, PC
		Low Density Residential-1			

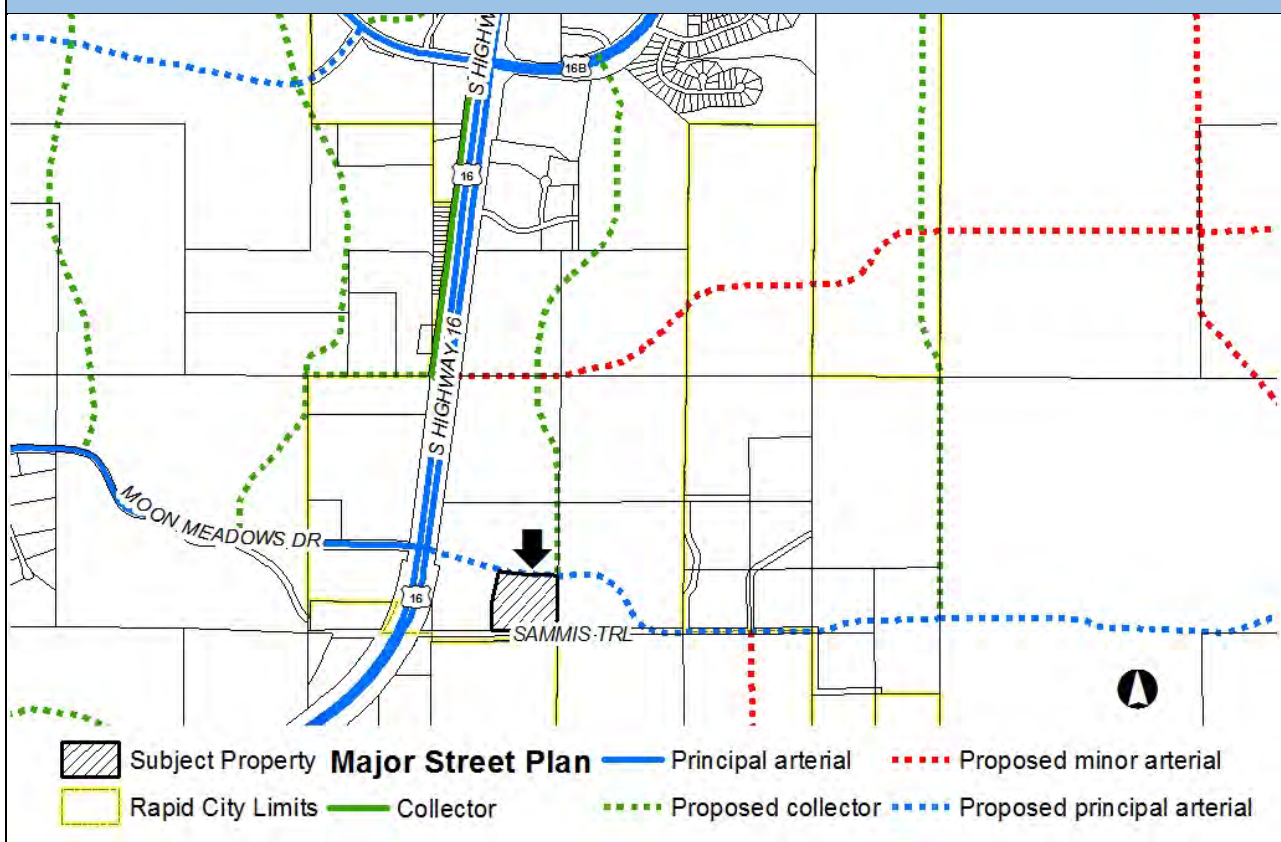
### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan





Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	N/A	9.04 acres	
Lot Frontage / Lot Width	N/A	Approximately 1,765 feet	
Maximum Building Heights	3 stories, 35 feet	Requesting an Exception to allow a height of 40 feet	
Maximum Density	35%	23%	
Minimum Building Setback:			
• Front	25 feet	65 feet	
• Rear	25 feet	19 feet from Sammis Trail	
• Side	12 feet	12 feet	
• Street Side	25 feet	90 feet from access easement along east property line	
Minimum Landscape Requirements:			
• # of landscape points	302,313	Not required with an Initial Planned Development Overlay	
• # of landscape islands	3	3	
Minimum Parking Requirements:			
• # of parking spaces	240	208	
• # of ADA spaces	7	20	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	Proposed 3.5 foot high rail fence located along north side of proposed development	

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 has also submitted an Initial Planned Development Overlay to allow an apartment complex and a Preliminary Subdivision Plan to create six lots including the subject property. The adopted Comprehensive Plan identifies the Community Activity Center located at U.S, Highway 16 and Moon Meadows as suitable for a mix of uses including higher density residential. The subject property is one lot in a proposed six lot subdivision with the balance of the lots zoned General Commercial District. The proposed mixed use development is consistent with the Comprehensive Plan.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Mixed Use Commercial which identifies higher density residential as a secondary use. The applicant should be aware that a Final Planned Development Overlay will be required.
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 adjacent to U.S. Highway 16 which is identified as an Entrance Corridor. The property is also located within a Community Activity Center. The proposed Rezoning is consistent with the adopted Comprehensive Plan due to the proposed mix of uses in the six lot subdivision. As noted above, the subject property will be higher residential with the balance of the proposed subdivision zoned General Commercial District. It does not

	appear that the proposed amendment will adversely affect any other 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 Mixed Use Commercial adjacent to a Community Activity Center. The proposed Rezoning to Office Commercial District is consistent with the Comprehensive Plan creating clusters of commercial activity and housing along U.S. Highway 16 and Moon Meadows Drive. A Traffic Impact Study was submitted with the construction of Moon Meadows Drive identifying an apartment complex up to 240 units in size. The applicant is proposing to construct a 160-unit apartment complex.

**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-1.1A	<b>Compact Growth:</b> The requested Rezoning promotes development within Rapid City boundaries with access to City utilities and paved streets.
BPG-3.1A	<b>Balanced Uses:</b> The property is located adjacent to the U.S. Highway 16 corridor abutting an identified Community Activity Center. The proposed apartment complex supports the goal of providing a balance of housing and commercial clusters of activity per the applicant’s Master Plan for the area.
	<b>A Vibrant, Livable Community</b>
	N/A
	<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> Moon Meadows Drive is identified as a Principal Arterial Street on the City’s Major Street Plan. The future subdivision of the property will require that right-of-way be dedicated and constructed accordingly.
	<b>Economic Stability and Growth</b>
EC-3.1A	<b>Employment Areas:</b> The proposed Rezoning supports the identified Community Activity Center by creating a cluster of mixed-use activity as identified on the applicant’s Master Plan.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	The proposed Rezoning 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
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<b>Future Land Use Plan Designation(s):</b>	<b>Mixed Use Commercial – Community Activity Center</b>
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Design Standards:	
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GDP-MU2	<b>Integrated Housing:</b> The proposed Rezoning and associated Initial Planned Development Overlay and Preliminary Subdivision Plan support the goal of providing housing in Community Activity Centers. The balance of the proposed six lot subdivision is zoned General Commercial District and is intended for commercial development. Higher density residential is identified as a secondary use in the Mixed Use Commercial District.
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
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<b>Neighborhood:</b>	<b>U.S. Highway 16</b>
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Neighborhood Goal/Policy:	
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US16-NA1.1B	<b>Mixed-Use Development:</b> The requested Rezoning supports a mix of commercial and residential uses in a cluster of activity adjacent to the U.S. Highway 16 and Moon Meadows Drive area.
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US16-NA1.1C	<b>Community Activity Centers:</b> As noted above, the requested Rezoning is in conjunction with an Initial Planned Development Overlay to allow an apartment complex. The proposed higher density residential supports the goal of creating a cluster of activity near the intersection of U.S. Highway 16 and Moon Meadows Drive.
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Findings	
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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 future land use designation of the property is Mixed Use Commercial adjacent to a Community Activity Center which identifies higher density residential as a secondary use. The proposed Rezoning maximizes the use of existing infrastructure upgrades and supports the goal of creating clusters of activity centers with a mix of commercial and residential uses. In addition, the applicant’s Master Plan shows commercial development on the surrounding proposed lots.

Planning Commission Recommendation and Stipulations of Approval	
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Staff recommends that the Rezoning request be approved in conjunction with the associated Initial Planned Development Overlay to allow an apartment complex.