



# Rapid City Planning Commission

## Rezoning Project Report

May 21, 2015

Applicant Request(s)
Case # 15RZ009 – Rezoning from General Commercial District to Office Commercial District
Companion Case(s) # 15RZ007 – Rezoning from General Commercial District to Low Density Residential District II

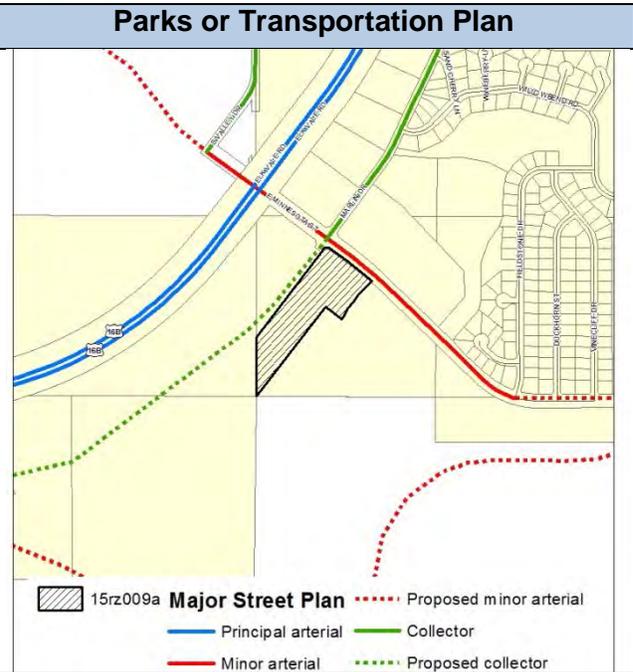
Development Review Team Recommendation(s)
Approve

Project Summary Brief
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 7.27 acres in size. The Office Commercial District allows for residential uses in addition to institutional and commercial office activities. The applicant has also submitted a Rezoning request (File #15RZ007) for 15.68 acres located directly east of this property from General Commercial District to Low Density Residential District II.

Applicant Information	Development Review Team Contacts
Applicant: Dream Design International	Planner: Fletcher Lacock
Property Owner: SSST LLC	Engineer: Dan Kools
Architect: NA	Fire District: Tim Behlings
Engineer: Dream Design International	School District: Janet Kaiser
Surveyor: Dream Design International	Water/Sewer: Dan Kools
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	South of the intersection of East Minnesota Street and Marlin Drive
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	Section16, T1N, R8E
Land Area	7.27 acres (316,681 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat on the north side and gradually rising in elevation towards the southwest side of the property
Access	East Minnesota Street (Marlin Drive will be extended when platted)
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	NA
Other	NA

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PDD	MUC – Community Activity Center	Void of structural development
Adjacent North	GC - PDD	MUC – Community Activity Center	Apartment complex
Adjacent South	GC - PDD	MUC – Community Activity Center	Void of structural development
Adjacent East	GC - PDD	MUC – Community Activity Center	Void of structural development – Proposed dwellings
Adjacent West	GA and GC - PDD	EC – Community Activity Center	Void of structural development



Relevant Case History			
Case/File#	Date	Request	Action
NA			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	NA	NA	
Lot Frontage	NA	NA	
Maximum Building Heights	3 stories or 35 feet	Indicates concurrence	
Maximum Density	35%	Indicates concurrence	
Minimum Building Setback:			
• Front	25 feet	Indicates concurrence	
• Rear	25 feet / 8 feet or 12 feet when abutting a commercial district	Indicates concurrence	
• Side	25 feet / 8 feet or 12 feet when abutting a commercial district	Indicates concurrence	
• Street Side	25 feet	Indicates concurrence	
Minimum Landscape Requirements:			
• # of landscape points	NA	NA	
• # of landscape islands	NA	NA	
Minimum Parking Requirements:			
• # of parking spaces	NA	NA	
• # of ADA spaces	NA	NA	
Signage	NA	NA	
Fencing	4 feet front yard/ 6 feet rear yard/ 6 feet when 10 feet off property line in second front yard	Indicates concurrence	

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 a Rezoning request and a Preliminary Subdivision Plan to create 43 residential lots to the east. The proposed Rezoning to Office Commercial District will serve as a buffer between higher intensity commercial uses north of the future extension of Marlin Drive and the proposed residential district to the south east. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.
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. The proposed Rezoning to Office Commercial District allows for the intended range of primary and secondary uses of the district.
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 proposed Rezoning will adversely affect any other part of the City. The proposed Rezoning will serve as a buffer between higher intensity commercial uses that should develop around the identified Community Activity Center located at the intersection of Elk Vale Road and Minnesota Street and the residential

	neighborhoods located east of Marlin Drive.
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 proposed Rezoning abuts East Minnesota Street and Marlin Drive which are identified as a Minor Arterial Street and Collector Street, respectively, on the City's Major Street Plan. The Future Land Use Plan identifies the property as suitable for Mixed Use Commercial. The Office Commercial District will serve as a buffer between residential and higher intensity commercial uses. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.

**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**

	<b>A Balanced Pattern of Growth</b>
BPG-3.1A	<b>Balanced Uses:</b> The proposed Rezoning to Office Commercial District allows for a mix of uses ranging from residential to institutional and commercial offices.
	<b>A Vibrant, Livable Community</b>
LC-3.1E	<b>Buffers and Transitions:</b> The proposed Rezoning will serve as a buffer between higher intensity commercial uses to the west and residential neighborhoods to the east.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-3.1A	<b>Pedestrian and Bicycle Networks:</b> New development in the area will be required to provide sidewalks at the time a Building Permit is issued. There is also sidewalk located along East Minnesota Street which is identified as a Minor Arterial Street on the City's Major Street Plan.
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-1.2B	<b>Infrastructure Projects Informed by Plans:</b> Plans have been approved for the extension of Marlin Drive which serves as the northwest boundary of the proposed Rezoning. Marlin Drive is identified as a Collector Street on the City's Major Street Plan and will serve as the line that divides the higher intensity commercial uses and the transition to residential neighborhoods to the east.
	<b>Economic Stability and Growth</b>
EC-2.1B	<b>Targeted Regional Retail:</b> The intersection of Minnesota Street and Elk Vale Road is identified as a Community Activity Center in the Future Land Use Plan. The proposed Rezoning to Office Commercial District will start the transition from this activity center and the existing and proposed residential neighborhoods to the east.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	NA



**Responsive, Accessible, and Effective Governance**

GOV-2.1A	<b>Public Input Opportunities:</b> The requested Rezoning required notification and will go before the Planning Commission and 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**

<b>Future Land Use Plan Designation(s):</b>	<b>Mixed Use Commercial</b>
<b>Design Standards:</b>	
GDP-MU8	<b>Relationship to Surrounding Neighborhoods:</b> The proposed Rezoning will serve as a buffer between property zoned General Commercial District on the northwest side of the future extension of Marlin Drive and property to be zoned Low Density Residential District II located to the east. The Office Commercial District will serve to promote compatibility between higher density uses and adjacent residential neighborhoods.

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

<b>Neighborhood:</b>	<b>Southeast Connector Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1D	<b>Mixed Use Development:</b> The Office Commercial District allows for a range of uses from residential to institutional and commercial office uses. The Office Commercial District serves as a buffer between higher intensity commercial uses and residential districts. The types of uses found in the Office Commercial District typically have more limited hours of operation.

**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 proposed Rezoning to Office Commercial District will serve as a buffer and the start of the transition from the intended Community Activity Center radiating from the intersection of East Minnesota Street and Elk Vale Road and the existing and proposed residential neighborhoods to the east. A Final Planned Development Overlay must be approved prior to issuance of a Building Permit.

**Planning Commission Recommendation and Stipulations of Approval**

**Staff recommends that the Rezoning request be approved.**