



Rapid City Planning Commission

Rezoning Project Report

April 7, 2016

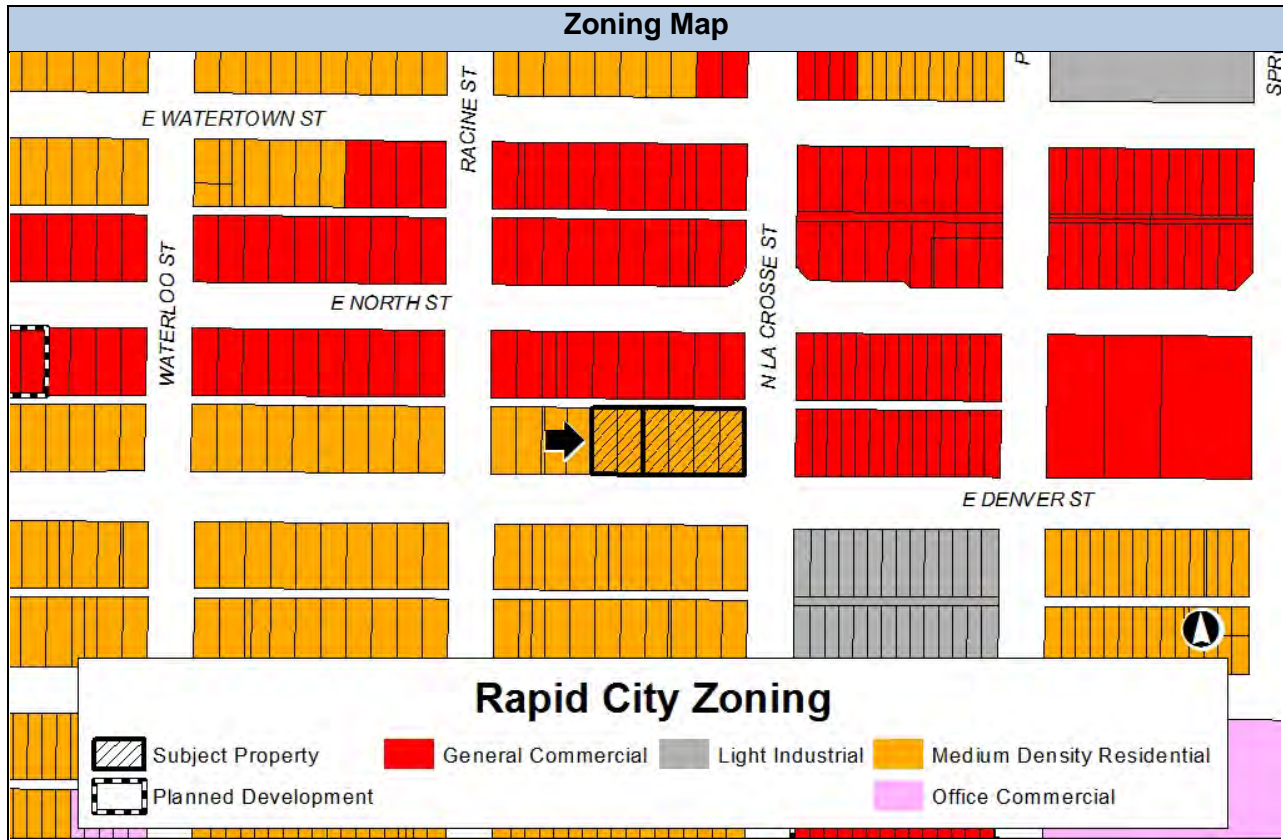
Item #10
Applicant Request(s)
Case # 16RZ008; a request to rezone property from Medium Density Residential District to General Commercial District
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the request to rezone property from Medium Density Residential District to General Commercial District be continued to the April 21, 2016 Planning Commission meeting at the applicant's request.

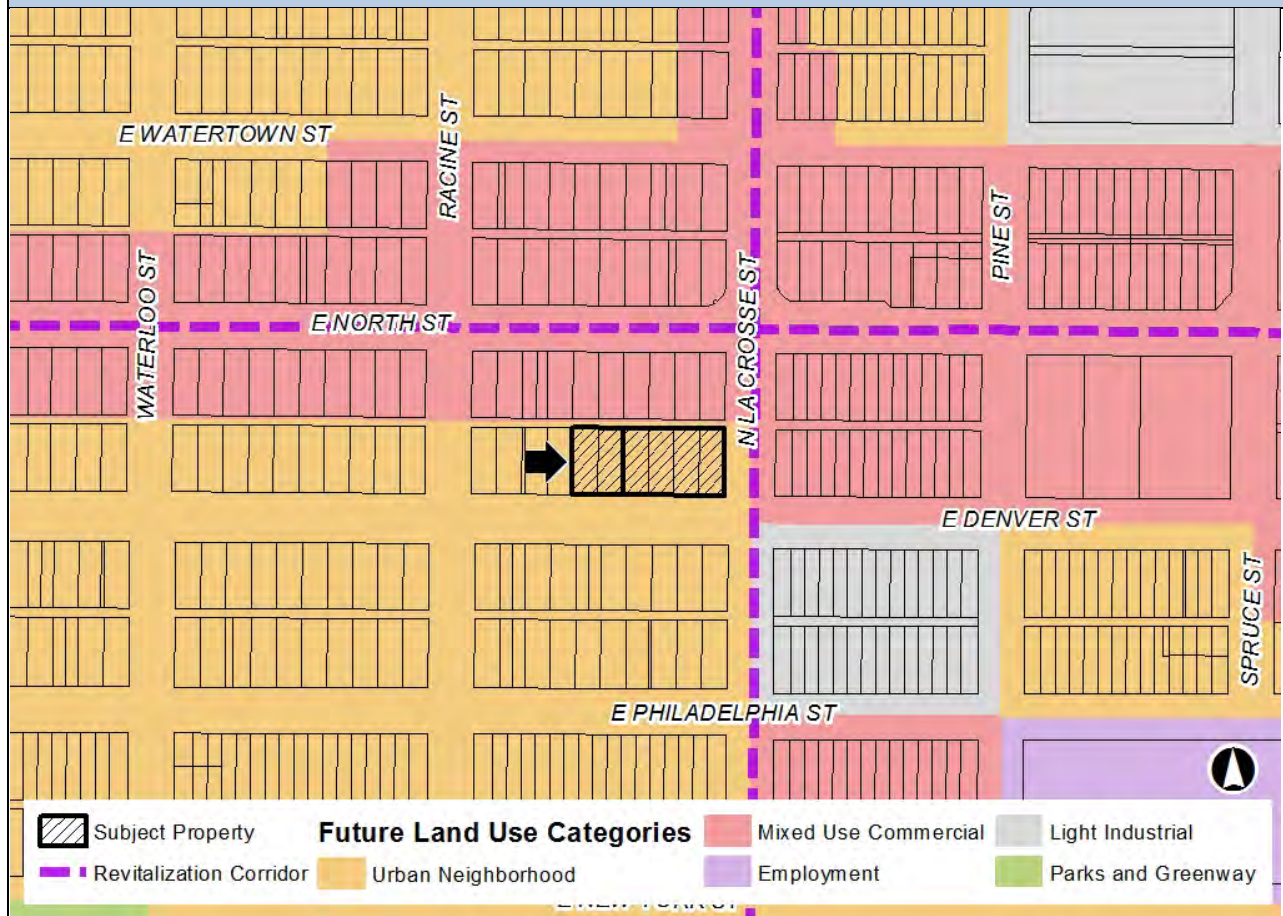
Project Summary Brief	
<p>The applicant has submitted a request to rezone approximately 0.709 acres of property from Medium Density Residential District to General Commercial District. A portion of the property is currently the location of the Colonial Inn, located along East North Street. The applicant is proposing to redevelop the entire Colonial Inn site with a convenience store with gas sales, to be known as Maverik's. However, during a preliminary review of the request, it was noted that a portion of the property is zoned Medium Density Residential District. A convenience store with gas sales is neither a permitted nor a conditional use in the Medium Density Residential District. As such, the applicant has submitted this request to rezone the property. It should be noted that the existing hotel is also not permitted in the Medium Density Residential District. The hotel use is considered legally non-complying today and may remain on the property until such time as the use ceases for a period greater than one year.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Maverik, Inc. (Todd Myers)	Planner: Robert Laroco
Property Owner: SBL, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: Reeve & Associates, Inc.	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Northwest of the intersection of Denver Street and La Crosse Street
Neighborhood	North Rapid
Subdivision	Schnasse Addition
Land Area	0.709 acres, approximately 30,884 sq ft
Existing Buildings	Existing hotel complex
Topography	Typically level
Access	Denver Street, La Crosse Street, existing alleyway north of the property
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	MDR	UN, Revitalization corridor	Hotel
Adjacent North	GC	MUC, Revitalization corridor	Hotel
Adjacent South	MDR	UN, Revitalization corridor	Single Family Residences
Adjacent East	GC	MUC, Revitalization Corridor	Warehousing and distribution center
Adjacent West	MDR	UN	Single Family Residences



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	No minimum required	0.709 acres, approximately 30,884 sq ft.	
Lot Frontage	No minimum required	Approximately 400 ft	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	Structures < 75%	N/A	
Minimum Building Setback:			
• Front	25 ft.	N/A	
• Rear	0 ft	N/A	
• Side	25 ft	N/A	
• Street Side	25 ft	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

The applicant has requested that this item be continued to the April 21, 2016 Planning Commission meeting. Staff will present the criteria and findings for approval or denial when the item moves forward for consideration.

Staff recommends that the request to rezone property from Medium Density Residential District to General Commercial District be continued to the April 21, 2016 Planning Commission meeting at the applicant's request.