



# Rapid City Planning Commission

## Rezoning Project Report

April 7, 2016

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| <b>Item #3</b>   |
| <b>Applicant Request(s)</b>  |
| Case # 16RZ010 – Rezoning from Office Commercial District to General Commercial District   |
| Companion Case(s) 16PD011 – Major Amendment to a Planned Development to establish a new planned development boundary for the construction of a parking lot |

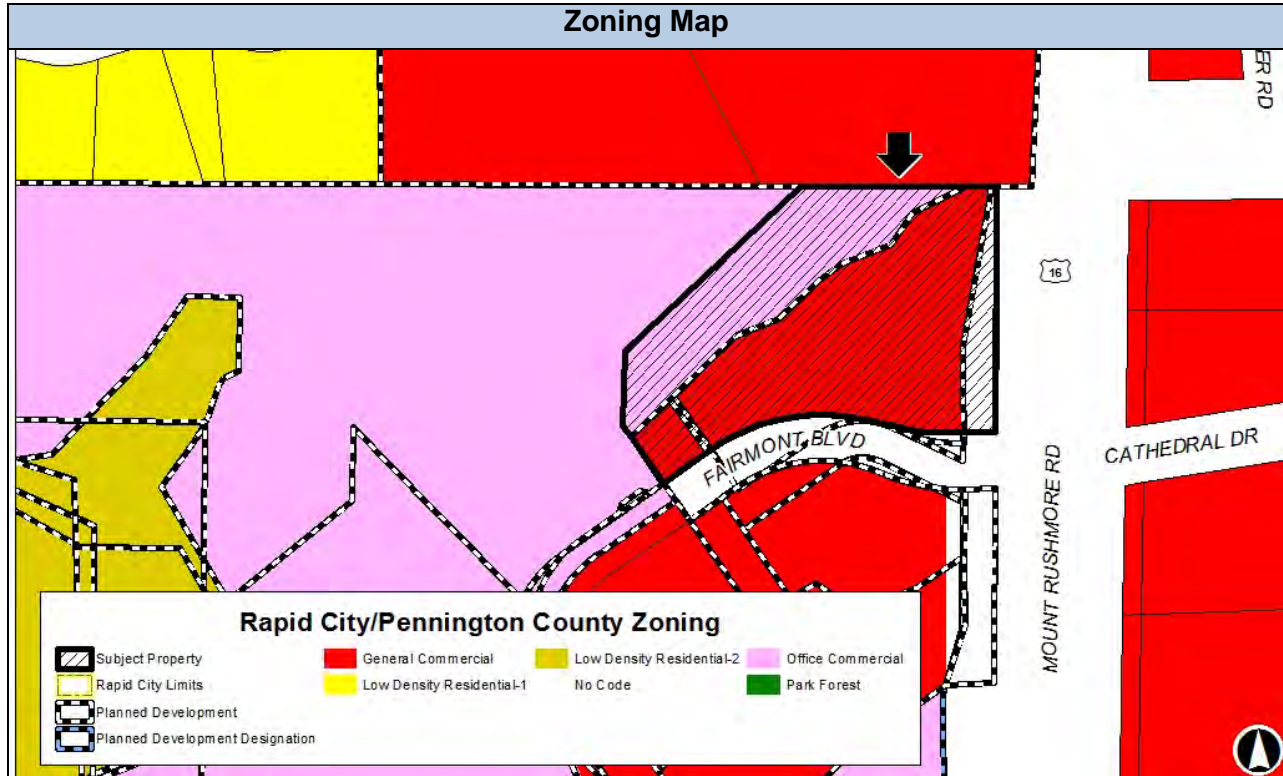
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| <b>Development Review Team Recommendation(s)</b> |
| The Development Review Team recommends approval  |

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| <b>Project Summary Brief</b>  |
| The applicant has submitted a Rezoning request to change the zoning designation from Office Commercial District to General Commercial District for a portion of property approximately 1.86 acres in size. The applicant is proposing to subdivide and sell the subject property to the adjacent property owner of “Riddles Jewelry” located to the south. “Riddles Jewelry” has also submitted a Major Amendment to a Planned Development to construct additional parking on the subject property. The requested Rezoning to General Commercial District is to allow a parking lot to be developed on the subject property. A parking lot for a retail business is a permitted use in General Commercial District but not in the Office Commercial District. |

| Applicant Information                         | Development Review Team Contacts |
|---|----------------------------------|
| Applicant: Village at Skyline Pines, LLC      | Planner: Fletcher Lacock         |
| Property Owner: Village at Skyline Pines, LLC | Engineer: Dan Kools              |
| Architect: N/A                                | Fire District: Tim Behlings      |
| Engineer: AE2S                                | School District: N/A             |
| Surveyor: N/A                                 | Water/Sewer: Dan Kools           |
| Other: N/A                                    | DOT: Stacy Bartlett              |

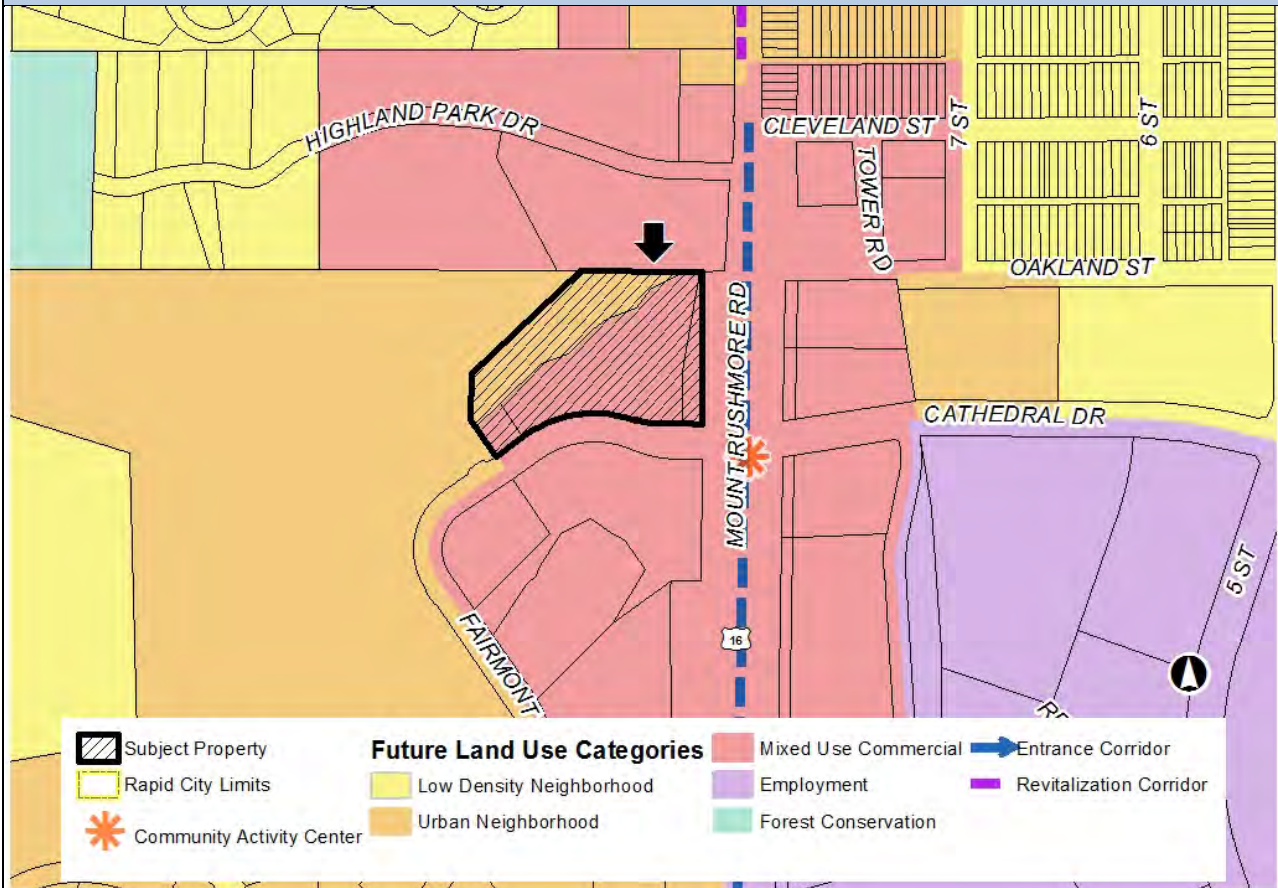
| Subject Property Information |  |
|------------------------------|--|
| Address/Location             | 1050 Fairmont Boulevard                            |
| Neighborhood                 | U.S. Highway 16                                    |
| Subdivision                  | Skyline Pines East Subdivision                     |
| Land Area                    | 1.86 acres (approximately 81,021 square feet)      |
| Existing Buildings           | Void of structural development                     |
| Topography                   | Property slopes downward from the west to the east |
| Access                       | Fairmont Boulevard                                 |
| 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                                    | OC - PD         | UN  | Void of structural development |
| Adjacent North                                      | GC - PD         | MUC – Community Activity Center – Entrance Corridor | Best Western hotel             |
| Adjacent South                                      | GC - PD         | MUC – Community Activity Center – Entrance Corridor | Riddles Jewelry                |
| Adjacent East                                       | GC - PD         | MUC – Community Activity Center – Entrance Corridor | Holiday Inn Express            |
| Adjacent West                                       | OC - PD         | UN  | Assisted living facility       |

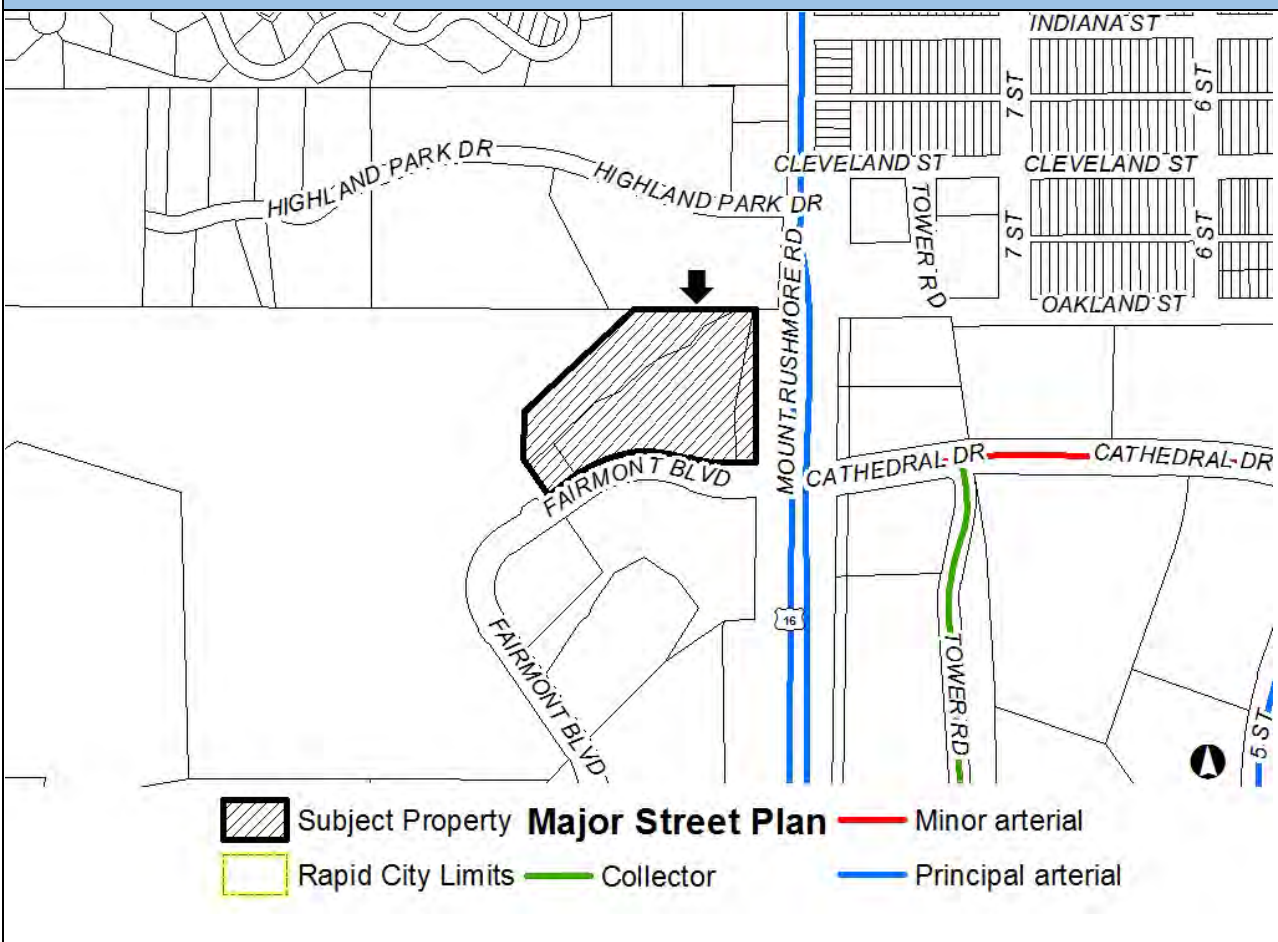




### Comprehensive Plan Future Land Use



### Parks or Transportation Plan










| <b>Relevant Case History</b>                |  |  |                              |
|---|--|--|------------------------------|
| <b>Case/File#</b>                           | <b>Date</b>  | <b>Request</b>   | <b>Action</b>                |
| 07PD036                                     | 6/7/2007   | Major Amendment to a Planned Development to address signage and landscaping issues | Planning Commission approved |
| 12PD019                                     | 6/7/2012   | Major Amendment to a Planned Development to allow an electronic message center     | Planning Commission approved |
| <b>Relevant Zoning District Regulations</b> |  |  |                              |
| <b>General Commercial District</b>          | <b>Required</b>  | <b>Proposed</b>  |                              |
| Lot Area                                    | N/A  | 1.86 acres   |                              |
| Lot Frontage / Lot Width                    | N/A  | N/A  |                              |
| Maximum Building Heights                    | 4 stories or 45 feet                                     | No structural development  |                              |
| Maximum Density                             | 75%  | N/A  |                              |
| Minimum Building Setback:                   |  |  |                              |
| • Front                                     | 25 feet  | N/A  |                              |
| • Rear                                      | "0" feet   | N/A  |                              |
| • Side                                      | "0" feet   | N/A  |                              |
| • Street Side                               | 25 feet  | N/A  |                              |
| Minimum Landscape Requirements:             |  |  |                              |
| • # of landscape points                     | "0"  | N/A  |                              |
| • # of landscape islands                    | "0"  | N/A  |                              |
| Minimum Parking Requirements:               |  |  |                              |
| • # of parking spaces                       | "0"  | N/A  |                              |
| • # of ADA spaces                           | "0"  | N/A  |                              |
| Signage                                     | Two square feet for every linear square foot of frontage | No new signage proposed  |                              |
| Fencing                                     | 8 feet   | None proposed  |                              |

| <b>Planning Commission Criteria and Findings for Approval or Denial</b>   |   |
|---|---|
| <b>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:</b>      |   |
| <b>Criteria</b>   | <b>Findings</b>   |
| 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. | A Major Amendment to a Planned Development (File #16PD011) has also been submitted by "Riddles Jewelry" to construct a parking lot on the subject property. The applicant is proposing to plat the subject property and transfer the land to "Riddles Jewelry". The requested Rezoning is needed because a retail parking lot is not a permitted use in the Office Commercial District.   |
| 2. The proposed amendments shall be consistent with the intent and purposes of this title.  | The Future Land Use Designation of the property is Urban Neighborhood. The property is currently undeveloped. The applicant is proposing to plat and transfer the subject property to "Riddles Jewelry". As noted above, "Riddles Jewelry" is proposing to construct additional parking on the subject property. A retail parking lot is a permitted use in the General Commercial 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 Rezoning request will adversely affect any other part of the city. "Riddles Jewelry" is proposing to purchase the property and construct a retail parking addition. The parking and landscaping will bring the "Riddles Jewelry" property into compliance with parking and landscaping and effectively create a new planned development boundary separate from "Ruby Tuesdays" and "Comfort Inn and Suites" located to the south. |

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| <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>The future land use designation of the property is Urban Neighborhood. As noted above, the applicant is proposing to transfer the subject property to “Riddles Jewelry” which has submitted a Major Amendment to a Planned Development. The subject property is located adjacent to property identified as Mixed-Use Commercial adjacent to a Entrance Corridor and a Community Activity Center. The requested Rezoning is consistent with the Comprehensive Plan.</p> |
|---|---|

**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>   |   |
|--|---|
|  <p align="center"><b>A Balanced Pattern of Growth</b></p>                          |   |
| <p>BPG-3.1B</p>  | <p><b>Future Land Use Flexibility:</b> The requested Rezoning is with the intent of expanding the parking lot for “Riddles Jewelry” located on the property to the south. “Riddles Jewelry” has submitted a Major Amendment to a Planned Development to create a separate planned development boundary for a proposed parking lot. A retail parking lot is a permitted use in the General Commercial District and not the Office Commercial District.</p> |
|  <p align="center"><b>A Vibrant, Livable Community</b></p>                          |   |
| <p>LC-5.1A</p>   | <p><b>Varied Activity Centers:</b> The property is located adjacent to a Community Activity Center as identified on the Future Land Use Map. The applicant is proposing to transfer the subject property to “Riddles Jewelry” for the construction of additional parking.</p>   |
|  <p align="center"><b>A Safe, Healthy, Inclusive, and Skilled Community</b></p>   |   |
|  | <p>N/A</p>  |
|  <p align="center"><b>Efficient Transportation and Infrastructure Systems</b></p> |   |
|  | <p>N/A</p>  |
|  <p align="center"><b>Economic Stability and Growth</b></p>                       |   |
| <p>EC-1.3A</p>   | <p><b>Local Business Support:</b> The applicant is proposing to transfer the subject property to “Riddles Jewelry” who have also submitted a Major Amendment to a Planned Development.</p>  |
|  <p align="center"><b>Outstanding Recreational and Cultural Opportunities</b></p> |   |
|  | <p>N/A</p>  |
|  <p align="center"><b>Responsive, Accessible, and Effective Governance</b></p>    |   |
| <p>GOV-2.1A</p>  | <p>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.</p>  |

| <b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b> |  |
|---|--|
| <b>Future Land Use Plan Designation(s):</b>                             | <b>Urban Neighborhood</b>  |
| <b>Design Standards:</b>  |  |
| N/A   | The property is located adjacent to a Community Activity Center and Entrance Corridor as identified on the City’s Future Land Use Map. The applicant intends to transfer the subject property to “Riddles Jewelry” who plan to construct additional parking. The Rezoning is needed because retail parking is not a permitted use in the Office Commercial District. |

| <b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b> |  |
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| <b>Neighborhood:</b>   | <b>U.S. Highway 16</b>   |
| <b>Neighborhood Goal/Policy:</b>   |  |
| US16-NA1.1C  | <b>Community Activity Centers:</b> The proposed Rezoning is located adjacent to property located at an identified Community Activity Center along U.S. Highway 16 and Fairmont Boulevard. As noted above, a Major Amendment to a Planned Development has been submitted to develop the subject property with additional parking and landscaping for “Riddles Jewelry”. |

| <b>Findings</b>  |  |
|--|--|
| 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. A Major Amendment to a Planned Development has also been submitted to develop the subject property with additional parking for “Riddles Jewelry”. Retail parking is identified as a permitted use in the General Commercial District. The proposed Rezoning exercises future land use flexibility to allow a local business to re-invest in a Community Activity Center. |  |

| <b>Planning Commission Recommendation and Stipulations of Approval</b> |  |
|--|--|
| Staff recommends that the Rezoning request be approved                 |  |