

STAFF REPORT  
May 26, 2005

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**No. 05RZ036 - Rezoning from Low Density Residential District to General Commercial District**      **ITEM 46**

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GENERAL INFORMATION:

PETITIONER	Centerline for Bank West
REQUEST	<b>No. 05RZ036 - Rezoning from Low Density Residential District to General Commercial District</b>
EXISTING LEGAL DESCRIPTION	Lot 7, Block 2, Stoney Creek South Subdivision, NW1/4 SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 acres
LOCATION	South of the intersection of Catron Boulevard and Bendt Drive
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to General Commercial District be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 1.8 acres and is located east of Sheridan Lake Road and south of Catron Boulevard. Land located south and east of the subject property is zoned Low Density Residential District with a Planned Residential Development. Land located north and west of the subject property is zoned General Commercial District with a Planned Commercial Development. The Southwest Connector Neighborhood Future Land Use Plan indicates that this property is appropriate for General Commercial land uses with a Planned Commercial Development. A Planned

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Development Designation is in place on the subject property and a Planned Commercial Development – Initial and Final Development Plan will need to be submitted prior to any construction.

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.*

The subject property is void of construction but is located in a developing commercial area. A bank and several commercial buildings have recently been constructed north of the subject property. The property west of the subject property is zoned General Commercial District with a Planned Development Designation. Properties located south and east of the subject property are zoned Low Density Residential with a Planned Development Designation. The property owner plans to develop the property for commercial purposes. Bendt Drive is located on the eastern boundary of the subject property and will serve as a buffer between the commercial activities on the west and the residential uses on the east. The extension of sewer and water into the subject property will allow continued development of the area and constitutes a further change in conditions of the area requiring rezoning of the property. Rapid City is developing in a southerly direction and the development of residential and commercial uses along Catron Boulevard and Sheridan Lake Road will continue. The proposal to rezone the subject property to a General Commercial Zoning District is reflective of a continuation of development in the area.

2. *The proposed zoning is consistent with the intent and purposes of this ordinance.*

General Commercial Zoning District is for personal and business services and the general retail business of the city. Properties located north and west of the subject property are zoned General Commercial District with a Planned Development Designation. Properties located south and east of the subject property are zoned Low Density Residential District with a Planned Development Designation. Sewer and water are located within the area and are available to the subject property. Due to potential conflict with residential development in the area, a Planned Development Designation is in place and a Planned Commercial Development – Initial and Final Development Plan will need to be submitted prior to any construction.

3. *The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.*

Development issues including: drainage, traffic, landscape buffers, wild land fire mitigation, signage and any other issues, will be addressed at the time of the Planned Commercial Development - Initial and Final Development Plan. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from Low Density Residential District to General Commercial District.

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4. *The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan, and Community Facilities Plan.*

The Southwest Connector Neighborhood Future Land Use Plan for this area identifies the subject property as appropriate for General Commercial land uses with a Planned Commercial Development. A Planned Development Designation is in place on the subject property and will provide the mechanism to mitigate any impacts that may occur as a result of the future development of the property. City water and sewer are available to the subject area. Rezoning the subject property from Low Density Residential District to General Commercial District appears to be consistent with the adopted Southwest Connector Neighborhood Future Land Use Plan.

Staff is recommending that the rezoning be approved. As of this writing, the required rezoning sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 26, 2005 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.