

STAFF REPORT

June 8, 2000

RZN #00RZ023 - Rezoning from Light Industrial to General Commercial

GENERAL INFORMATION:

PETITIONER	Lee Geiger for First Western Bank Sturgis
REQUEST	RZN #00RZ023 - Rezoning from Light Industrial to General Commercial
LEGAL DESCRIPTION	Lots 1 through 7, Block 4, Riverside Addition, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 Acres
LOCATION	At the southwest corner of the intersection of Omaha Street and West Boulevard
EXISTING ZONING	Light Industrial
SURROUNDING ZONING	
North:	General Commercial - Flood Hazard
South:	Light Industrial
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Light Industrial to General Commercial be approved contingent on a Planned Development Designation being approved for the site prior to City Council action on the Second Reading of the rezoning request.

GENERAL COMMENTS: The applicant is requesting to rezone a .56 acre parcel from Light Industrial to General Commercial. The subject property is located at the southwest corner of West Boulevard/I-190 and Omaha Street. The current use of the property is a muffler shop (Exhaust Pros). The applicant is acquiring the subject property and the adjacent property to the west for the location of a new bank.

In 1995, a similar request was presented to the Planning Commission. At that time the owner of existing auto repair business was interested in expanding his operation. Staff expressed concerns with the rezoning request due to access to the property and recommended that a Planned Commercial Development be submitted in conjunction with the rezoning request. The petitioner decided to withdraw the request at that time.

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STAFF REVIEW: City Staff evaluated the proposed rezoning as it relates to the four criteria for review of zoning map amendments. A summary of Staff findings is outlined below:

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

The subject property is located at the entrance to Rapid City off of Interstate 190. Interstate 190 will be going through some major changes over the next two years with a new interstate interchange with Interstate 90. The new interchange should help the flow of traffic from Interstate 90 to the downtown core area and to Mt. Rushmore Road.

The subject property was zoned General Commercial in 1968 as part of the City wide rezoning. In 1974, the City rezoned the subject property from General Commercial to Light Industrial which included the area between Main Street and Omaha Street west of West Boulevard. The rezoning was part of a larger request which was the result of a loss of Light Industrial land due to the 1972 flood. Since that time, several zoning changes to General Commercial have been approved in the area and the property has developed into a retail corridor.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The purpose of the General Commercial Zoning District is to provide "...for personal and business services and the general retail business of the city." Both West Boulevard and Omaha Street are classified as principal arterials. Commercial land uses serving the entire community are appropriate along such a road. Adjacent commercially zoned land has developed with retail uses serving the entire community.

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 amendment.*

Both Staff and the Future Land Use Committee have concerns with the proposed rezoning request regarding access and traffic concerns. The change that could occur as a result of this rezoning is an increase in traffic and turning movements on segments of West Boulevard and Omaha Street adjacent to the property. Staff noted that the property is currently served by two curb cuts to Omaha Street and one curb cut to West Boulevard. None of the existing curb cuts conform to the adopted Street Design Criteria Manual Standards. Both Staff and the Future Land Use Committee feels that access issues must be addressed and are recommending that a Planned Commercial Development or a Planned Development Designation be submitted as part of the rezoning request. This would be consistent with the recommendation made on the previous request for the subject property and would allow the owner of the property to mitigate any of these concerns as part of the development.

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- 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 1976 Rapid City Comprehensive Plan Five Year identifies this area as industrial. The updated Future Land Use Plan for this area has not been completed. The Future Land Use Committee has recommended that the property be designated General Commercial with a Planned Commercial Development. Both West Boulevard and Omaha Street are classified as principal arterials. Staff finds that the proposed rezoning is in compliance with the other above stated plans.

A sign noting that a rezoning hearing is pending has been posted on the lot. As of time of writing this Staff Report, Staff has not received verification that the notices of hearing to the neighboring property owners have been mailed. Staff has not received any inquiries regarding this proposed rezoning.