

STAFF REPORT

August 10, 2000

RZN #00RZ029 - Rezoning from No Use to General Commercial

ITEM 23

GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	RZN #00RZ029 - Rezoning from No Use to General Commercial
LEGAL DESCRIPTION	Beginning at the northwest corner of Section 26, T1N, R7E, B.H.M., thence due east, 968.07 feet to point No. 24, the true point of beginning, thence N89 59'44.6"E, 850.00' to point No. 100, thence S13 33'40.9"W, 681.81 feet to point No. 11, thence S89 57'58.5"W, 776.20 feet to point No. 16, thence N7 23'42"E, 668.76 feet to point No. 24, the true point of beginning, this parcel contains 12.3749 acres, more or less
PARCEL ACREAGE	Approximately 12.3749 Acres
LOCATION	On the east side of U.S. Highway 16, north of the Waterslide
EXISTING ZONING	No Use
SURROUNDING ZONING	
North:	General Commercial (PCD)
South:	Highway Service (County)
East:	No Use
West:	General Commercial
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Rezoning from No Use to General Commercial be approved in conjunction with the Planned Development Designation.

GENERAL COMMENTS: This property was annexed into the City in 1997 and is currently in the No Use Zoning District. The applicant is now requesting that the property be rezoned to General Commercial with a Planned Development Designation. The property is shown as General Commercial with a Planned Commercial Development overlay in the adopted South Robbinsdale Future Land Use Plan. The property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria

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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 located approximately 1,300 feet north of the intersection of Catron Boulevard and U.S. Highway 16 South on the east side of U. S. Highway 16. The recent completion of Catron Boulevard, a major east-west roadway, and the increasing traffic and development over the past several years along U.S. Highway 16 South have significantly changed the area. Additional development has also occurred in the area as a result of the extension of municipal water and sewer services. Therefore, staff believes that rezoning this property to the General Commercial Zoning District is reflective of changing conditions in the area and the entire community.

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

According to the Zoning Ordinance, the General Commercial Zoning District is intended to provide for personal and business services and the general retail business of the city. The location of the property in close proximity to the intersection of two major arterial roadways make it a desirable location for General Commercial activities serving the general retail business needs of the community. Further, U.S. Highway 16 South is the major gateway between Rapid City and Mount Rushmore, making the area desirable for commercial activities to serve the traveling public.

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.

Staff does not believe that rezoning this property will result in any adverse impacts provided the associated Planned Development Designation request is approved. Much of the surrounding property is already commercially zoned and developed. The Black Hills Maze located south of the property is developed commercially. The property to the west, across U. S. Highway 16, is zoned General Commercial and is the current location of an amusement park known as "The Ranch". The property to the north is also zoned General Commercial. The Planned Development Designation will insure that any future development will be subject to the review procedures in the Planned Commercial Development process.

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 adopted Future Land Use Plan for the South Robbinsdale Neighborhood Area identifies this property as being appropriate for General Commercial land uses with a Planned

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Commercial Development. The primary reason for the recommended Planned Development Designation is the potential access concerns and the location of the property at a major tourist entranceway to the community. The Planned Development Designation will officially identify this property as a future Planned Commercial Development.

As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the August 10, 2000 Planning Commission meeting if these requirements have not been met.

Staff has reviewed this request with respect to the criteria established for Zoning Map Amendments and is recommending approval based upon compliance with the stated criteria.