

STAFF REPORT

July 5, 2001

RZN #01RZ033 - Rezoning from No Use District to General Commercial District

ITEM 41

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	RZN #01RZ033 - Rezoning from No Use District to General Commercial District
LEGAL DESCRIPTION	The North 33 feet of Lot H-2 lying adjacent to Tract A and Tract C and the 75 foot wide portion of Lot H-2 lying adjacent to Tract D and lying adjacent to Lot H-3, all located in the NE1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.974 acres
LOCATION	East Mall Drive north of the Rushmore Mall
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District (PCD)
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	N/A
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Commercial District be approved.

GENERAL COMMENTS: This property was recently annexed into the City effective June 10, 2001. This public right-of-way is located north of the Rushmore Mall and is identified as Mall Drive.

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.**

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

This right-of-way is surrounded by General Commercial Zoning. The location of this property is contiguous to the commercial property and it would be consistent to rezone this property General Commercial.

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.

The amendment should not negatively affect any of the surrounding land uses or public infrastructures.

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 Northeast Neighborhood Area identifies this property, and surrounding property, as being appropriate for General Commercial land uses.

Staff has posted the required sign on the property. As of this date, staff has received no comments or objections regarding this request.