

STAFF REPORT

December 6, 2001

No. 01RZ065 - Rezoning from No Use District to General Commercial District **ITEM 18**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01RZ065 - Rezoning from No Use District to General Commercial District
LEGAL DESCRIPTION	Lot 3-4 of NW1/4 SW1/4 and vacated alley less RTY, and the unplatted portion of NW1/4 SW1/4, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.98 acres
LOCATION	North of S.D. Highway 44 East, east of Cambell Street and south of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District
South:	No Use District
East:	General Agriculture District
West:	General Commercial District - Light Industrial District
PUBLIC UTILITIES	City water and city sewer
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 annexed into the City effective October 25, 2001. The property is located east of Cambell Street, north of E. Philadelphia Street and south of US Highway 16.

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.**

Lot 3-4 of NW1/4 SW1/4 and vacated alley less right-of-way, and the unplatted portion of NW1/4 SW1/4, was annexed into the City on October 25, 2001. All lands annexed

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are placed in the No Use Zoning District. The No Use Zoning District is a temporary designation for the purpose of permitting investigation and study of the land uses in the area.

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

This property is located south of US Highway 16 and north of E. Philadelphia Street. General Commercial Zoning is located north of this property. Lands to the west are zoned General Commercial and Light Industrial Districts and land to the east is zoned General Agricultural District. Land to the south is currently in a No Use Zoning District due to the recent annexation of the property.

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 have a significant affect on any of the surrounding land uses or on public infrastructure.

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 Elk Vale Neighborhood identifies this property as being appropriate for General Commercial land uses.

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