

STAFF REPORT

January 24, 2002

No. 02RZ001 - Rezoning from No Use District to Heavy Industrial District **ITEM 13**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02RZ001 - Rezoning from No Use District to Heavy Industrial District
EXISTING LEGAL DESCRIPTION	The east 613 feet of the north 511 feet of the SW1/4 SW1/4, and NW1/4 SE1/4 SW1/4 all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.2 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:	General Commercial District
East:	General Commercial District
West:	No Use District
PUBLIC UTILITIES	City sewer and water to be extended
DATE OF APPLICATION	12/26/2001
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Heavy Industrial District be approved.

GENERAL COMMENTS: This property was annexed into the City effective October 25, 2001. The property is located north of SD Highway 44 East, south of US Highway 16, and east of Cambell Street.

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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The east 613 feet of the north 511 feet of SW1/4 SW1/4, and the NW1/4 SE1/4 SW1/4, all located in Section 32, was annexed into the City on October 25, 2001. All lands annexed 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 north of SD Highway 44 East, south of East North Street, and east of Cambell Street. General Commercial zoning is located north, south, and east of the subject property. Land to the west is in a No Use Zoning District due to the recent annexation of the property. The current use of the subject property is an auto salvage business.

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 property owners recently completed an amendment to the adopted Future Land Use Plan for the Elk Vale Neighborhood to identify this property as being appropriate for Heavy Industrial land uses. This rezoning request is consistent with the revised land use plan for this area.

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