

STAFF REPORT

April 10, 2003

No. 03RZ011 - Rezoning from General Agriculture District to Office Commercial District

ITEM 22

GENERAL INFORMATION:

PETITIONER	Centerline for Lazy P-6 Land Company, Inc.
REQUEST	No. 03RZ011 - Rezoning from General Agriculture District to Office Commercial District
EXISTING LEGAL DESCRIPTION	The north 662.71 feet of Government Lot 2 of the SW1/4 of the NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	In the northeast quadrant of the future intersection of 5th Street and Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Office Commercial District be approved in conjunction with the Planned Development Designation.

GENERAL COMMENTS:

The applicant has submitted a rezoning request to change the zoning from General Agriculture District to Office Commercial District on the above legally described property. In addition, the applicant has submitted a Planned Development Designation request for that portion of the property located within 550 feet of the Catron Boulevard right-of-way. (See companion items #03PD009.)

The property is located in the northeast quadrant of the future intersection of Fifth Street and Catron Boulevard and is currently void of any structural development.

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STAFF REVIEW:

Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of the 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 district affected, or the City in general.*

The property is currently zoned General Agriculture District. The General Agriculture District has served as a holding zone until such time as the property is developed. The future extension of Fifth Street and, subsequently the future extension of municipal serves to the area will change conditions within the area to support the extension of commercial development. In addition, Catron Boulevard, a significant east-west arterial connection, is located south of the subject property. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. In addition, the proposed Planned Development Designation for that portion of the property located within 550 feet of the Catron Boulevard right-of-way will serve as a tool to address the traffic, lighting, noise and visual impact concerns along Catron Boulevard specific to the subject property.

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

According to the Zoning Ordinance, the Office Commercial Zoning District is intended "to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open area. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods". As such, the Office Commercial designation will allow low intensity commercial activities with minimal impacts on residential neighborhoods and limited traffic impacts on the adjacent street network. Office Commercial development at this location will provide a buffer between the proposed general commercial development located directly south of the subject property and the proposed residential development located north 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 amendment.*

Staff does not believe that rezoning this property will result in any adverse impacts in conjunction with the associated Planned Development Designation for that portion of the subject property located within 550 feet of Catron Boulevard right-of-way. The additional review provided by a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated along Catron Boulevard as a part of the development of the site.

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.*

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As previously indicated, the adopted Future Land Use Plan for the South Robbinsdale Neighborhood Area identifies this property as being appropriate for office commercial land uses with a Planned Development Designation for that portion of the property located within 550 feet of the Catron Boulevard right-of-way. The primary reason for the recommended Planned Development Designation is to mitigate any negative impact the proposed use may have on Catron Boulevard.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 24, 2003 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.