

STAFF REPORT
February 24, 2005

No. 05RZ011 - Rezoning from No Use District to General Commercial District **ITEM 39**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05RZ011 - Rezoning from No Use District to General Commercial District
EXISTING LEGAL DESCRIPTION	The west approximately 860 feet of Lot H7 in the SW1/4 of Section 27, T2N, R8E, BHM, Rapid City, Pennington County, Soth Dakota
PARCEL ACREAGE	Approximately 3.94 acres
LOCATION	South of I-90 at Exit 61
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	No Use District
West:	General Commercial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Commercial District be continued to the March 24, 2005 Planning Commission meeting.

GENERAL COMMENTS: This property contains approximately 3.94 acres and is located south of I-90 at Exit 61 and east of Elk Vale Road. The Dakota Minnesota & Eastern Railroad right-of-way is located on this property. The property located north, south and west of the subject property is zoned General Commercial District. The property located east of the subject property is zoned No Use District. The subject property was annexed into the City effective May 4, 2003 and placed in a No Use Zoning District. The No Use Zoning District is a temporary zoning designation utilized when property is annexed into the City of Rapid City, pursuant to the provisions of Section 17.26.020 of the Rapid City Municipal Code. The purpose of this application is to complete that process.

STAFF REVIEW: The subject property is included on the City's Comprehensive Plan and the Elk Vale Neighborhood Land Use Plan as right-of-way only. A Comprehensive Plan Amendment to include this parcel of property in the Elk Vale Neighborhood Land Use Plan

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as appropriate for General Commercial land uses will be submitted. As such, staff is recommending that the rezoning of the subject property from No Use District to General Commercial District be continued to the March 24, 2005 Planning Commission meeting to allow the rezoning to be heard in conjunction with the Comprehensive Plan Amendment.