

STAFF REPORT
September 8, 2005

No. 05RZ051 - Rezoning from Park Forest District to Office Commercial District **ITEM 27**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05RZ051 - Rezoning from Park Forest District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Property described by metes and bounds beginning 1819.80 feet at a bearing S89°27'23"E from the SW corner of the NW1/4 of the SE1/4, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, this is the point of beginning. Thence travel 466.23 feet at a bearing N45°19'1"E, Thence travel 210.28 feet at a bearing N54°45'23"E, Thence travel 48.86 feet at a bearing S15°57'26"W, Thence travel 406.85 feet at a bearing S0°46'13"W, Thence travel 484.35 feet at a bearing N89°27'22"W to the point of beginning.
PARCEL ACREAGE	Approximately 2.65 acres
LOCATION	Adjacent to the west side of U.S. Highway 16 and north of Tower road
EXISTING ZONING	Park Forest District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Office Commercial District (Planned Development Designation)
East:	General Commercial District
West:	Office Commercial District (Planned Residential Development)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	8/15/2005
REVIEWED BY	Linda Foster / David L. Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from Park Forest District to Office Commercial District be approved.

GENERAL COMMENTS: The subject property is located north of Tower Road and west of Mt.

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Rushmore Road. The property is currently void of any structural development and is zoned Park Forest District. The property south and west of the subject property is currently zoned Office Commercial District with a Planned Development Designation. The property to the north of the subject property is zoned General Commercial District with a Planned Development Designation. The property located east of the subject property is zoned General Commercial District.

An application to change the zoning on the subject property from Park Forest District to Office Commercial District was made on March 26, 2004 and heard and approved at the April 22, 2004 Planning Commission meeting (04RZ021). However, the incorrect metes and bounds were advertised making this request a correction.

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).

- 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.*

The recent development of property located northwest of the subject property has brought the extension of water and sewer to the area. The close proximity of water and sewer makes substantial changes in the condition of the area and increases the potential development of the subject property as well as the surrounding area.

2. *The proposed zoning is consistent with the intent and purposes of this 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 areas. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods. The Office Commercial District provides a good transition and buffer between the more intense General Commercial Districts located to the north and east of the subject property and the lower density residential districts located to the west of the subject property. Rezoning the subject property from Park Forest District to Office Commercial District appears to be consistent with the intent of this ordinance as it will provide the needed buffers in this transitional area.

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 subject property will require an extension of a commercial street from Tower Road to Fairmont Boulevard to provide road connectivity within this area. Zoning the subject property from Park Forest District to Office Commercial District will create additional traffic. A request for a Planned Development Designation (04PD022) was submitted and approved. The Planned Commercial Development – Initial and Final Development Plan will address site specific concerns relative to drainage, slope stability, traffic and street improvements on

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the subject property.

- 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 Future Land Use Committee met on March 26, 2004, when the original request was initiated, and recommended an Amendment to the Comprehensive Plan to change the land use on the subject property from Residential land use to Office Commercial with a Planned Commercial Development land use.

Staff noted that development of the property will require providing facilities as necessary to limit runoff to the rates assumed in the adopted drainage basin plan (Park Forest).

This rezoning request is generally consistent with the City's Comprehensive Plan.