

STAFF REPORT
February 5, 2009

No. 09RZ003 - Rezoning from No Use District to General Commercial District **ITEM 20**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNERS	Don & Steve Neumiller d/b/a DS&S Investments and Pennington County Drainage Commission
REQUEST	No. 09RZ003 - Rezoning from No Use District to General Commercial District
EXISTING LEGAL DESCRIPTION	Tract C of the SE1/4 SW1/4 of Section 4 and Parcel E of the NE1/4 NW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, the portion of Lot E of the NE1/4 NW1/4 lying north of the highway right-of-way for access to Interstate Highway No. 90 Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, and the unplatted balance of the W1/2 SE1/4 SW1/4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.79 acres
LOCATION	3030 and 3086 East Highway 44
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Right-of-way
East:	General Commercial District
West:	No Use District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	1/9/2009
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Commercial District be continued to the February 19, 2009 Planning Commission meeting.

GENERAL COMMENTS: This developed property contains approximately 2.79 acres and is located at 3030 and 3086 E. Highway 44. The property was annexed into the City limits (#08AN007) effective July 29, 2008 and subsequently zoned No Use District. Land located north, east and west of the property is zoned No Use District. Land located south of the

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property is the right-of-way for S. D. Highway 44.

The Elk Vale Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for General Commercial land uses. Currently, a vehicle repair establishment is located on the southern property and a drainage channel owned by Pennington County is located on the northern property.

STAFF REVIEW: The Future Land Use Committee will be reviewing the zoning designation for the drainage area on the northern property at their January 29, 2009 meeting. Staff requests that this rezoning application be continued to the February 19, 2009 Planning Commission meeting in order to review the future land uses in the area.