

STAFF REPORT
April 23, 2009

No. 09RZ021 - Rezoning from No Use District to General Commercial District **ITEM 15**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Royal and Merle Nielsen
REQUEST	No. 09RZ021 - Rezoning from No Use District to General Commercial District
EXISTING LEGAL DESCRIPTION	Lot 15 Revised less the north 350 feet and Lot 17 all of Hillsview Subdivision and the north 75 feet of the S.D. Highway 44 right-of-way lying adjacent and south of Lot 17 and Lot 15 Revised of Hillsview Subdivision all located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.97 acres
LOCATION	West of Valley Drive and north of S.D. Highway 44
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Heavy Industrial District
East:	No Use District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/27/2009
REVIEWED BY	Karen Bulman / Ted Johnson

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Commercial District be approved.

GENERAL COMMENTS: This property contains approximately 6.97 acres and is located west of Valley Drive and north of S.D. Highway 44. The property was annexed into the City limits (#08AN007) effective July 29, 2008 and subsequently zoned No Use District. Land located north and east of the property is zoned No Use District. Land located west of the property is zoned Low Density Residential District. Land located south of the property is zoned Heavy Industrial District.

The Elk Vale Neighborhood Future Land Use Plan identifies the future use of the property

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as appropriate for General Commercial land uses. Currently, a construction business with outdoor storage and two single family residences are located on the property.

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.

The property has been annexed into the City limits (#08AN007) and temporarily placed in a No Use Zoning District. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.

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

The General Commercial Zoning District is intended to provide areas for personal and business services and the general retail business of the city. Prior to annexation, the property was zoned General Commercial District by Pennington County. A construction company and storage yard is located on the property. In addition, two single family residences are located on the property. Contractor equipment storage yards are allowed in Light Industrial Zoning Districts, however not in General Commercial Districts. As all the requirements of the General Commercial Zoning District are not met on this property, the existing residential and industrial use of this property will be considered legal non-conforming uses. Any future development of the property will require that it conform to the requirements of the General Commercial Zoning District. Access to the property is from S.D. Highway 44. General Commercial Zoning Districts and properties used for light Industrial land uses are located east of the property. Industrial land use is located south of the property. Due to the land uses of the adjacent properties, the rezoning would appear to be consistent with the intent and purposes of this ordinance.

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.

Access to the property will be from S.D. Highway 44, a principal arterial street on the City's Major Street Plan. The property is located adjacent to industrial land uses. The property is located within the Rapid Valley Sanitary District. No significant adverse impacts that will result from the requested rezoning have been identified.

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 is located adjacent to S.D. Highway 44, a principal arterial street on the City's Major Street Plan. The Adopted Elk Vale Neighborhood Future Land Use Plan indicates

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that this area is appropriate for General Commercial land uses. Rezoning the property from No Use District to General Commercial District is consistent with the adopted Comprehensive Plan.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the April 23, 2009 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

The property owner has been contacted and concurs with the General Commercial Zoning District designation of their property. Staff recommends that the rezoning from No Use District to General Commercial District be approved.