

STAFF REPORT
October 6, 2011

No. 11RZ021 - Rezoning from Low Density Residential District to General Commercial District **ITEM 5**

GENERAL INFORMATION:

| | |
|----------------------------|--|
| APPLICANT | Kevin Willan |
| PROPERTY OWNER | Don Rice DBA Rice Honda Suzuki |
| REQUEST | No. 11RZ021 - Rezoning from Low Density Residential District to General Commercial District |
| EXISTING LEGAL DESCRIPTION | Lots 11 and 12 of Block 6 of Rapid Valley Subdivision located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .33 acres |
| LOCATION | The southeast corner of the intersection of Pecan Lane and East Saint Francis Street |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District |
| East: | Low Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | Rapid Valley Sanitary District |
| DATE OF APPLICATION | 9/13/2011 |
| REVIEWED BY | Kip Harrington / Brandon Quiett |

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to General Commercial District be approved.

GENERAL COMMENTS: The applicant has submitted a Rezoning request to change the zoning designation of the above property from Low Density Residential District to General Commercial District. In addition, the applicant has submitted an Amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to General Commercial (#11CA012).

The property contains approximately 0.33 acres and is located at the southeast corner of the intersection of Saint Francis Street and Pecan Lane. All of the land adjacent to the property is zoned Low Density Residential District. The property is currently in use as a storage facility.

STAFF REPORT
October 6, 2011

No. 11RZ021 - Rezoning from Low Density Residential District to General Commercial District **ITEM 5**

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential use.

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 applicant is proposing to use the property for a powder coating business. The property is currently zoned Low Density Residential District. The applicant has submitted an Amendment to the adopted Comprehensive Plan to change the future land use designation from Low Density Residential to General Commercial (#11CA012). Staff has not identified any changing conditions.

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

The purpose of the General Commercial District as stated in the Zoning Ordinance is for personal and business services and the general retail business of the city. The property is located near areas that support General Commercial land uses. Land located adjacent to the property is zoned Low Density Residential District. Land located at the northwest corner of the intersection of Saint Francis Street and Pecan Lane is zoned General Commercial District. Based on the existing General Commercial District located near the property, the rezoning of this property appears to be appropriate and 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.*

The property is currently in use as a storage facility. The property is served with water and sewer service through the Rapid Valley Sanitary District. Access to the property is by Saint Francis Street and Pecan Lane, both of which are unpaved subcollector streets. No significant adverse impacts resulting 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 applicant is concurrently applying for an Amendment to the adopted Comprehensive Plan to change the future land use designation from Low Density Residential to General Commercial (#11CA012). Rezoning the subject property from Low Density Residential District to General Commercial District is consistent with the adopted Comprehensive Plan.

STAFF REPORT
October 6, 2011

No. 11RZ021 - Rezoning from Low Density Residential District to General Commercial District **ITEM 5**

Notification Requirement: As of this writing, the white slips and green cards from the certified mailings have been returned. The required sign has been posted on the property.

Staff recommends that the Rezoning request be approved in conjunction with the associated Amendment to the Comprehensive Plan.