

STAFF REPORT
June 20, 2013

No. 13RZ012 - Rezoning from General Agricultural District to Office Commercial District

ITEM 4

GENERAL INFORMATION:

APPLICANT	Wind River LLC and Rojas Trimming
PROPERTY OWNER	First Interstate Bank
REQUEST	No. 13RZ012 - Rezoning from General Agricultural District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Tract F of Wesleyan Christian Center, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.43 acres
LOCATION	2020 Wesleyan Boulevard
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Agricultural District
East:	General Agricultural District - Office Commercial District
West:	General Agricultural District - Medium Density Residential District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	May 14, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Rezoning from General Agricultural District to Office Commercial District be approved.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from General Agriculture District to Office Commercial District.

On October 19, 1992, the City Council approved a Final Plat (File #PL1897) to create the above legally described property.

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The property is located south of North Plaza Drive and west of the intersection of Plaza Boulevard and Wesleyan Boulevard. Currently, the property is undeveloped.

STAFF REVIEW:

Staff has reviewed this proposed rezoning request 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 generally.*

Currently, it does not appear that there are any substantially changing conditions in the area.

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

The Rapid City Municipal Code states that the Office Commercial District is established 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. The subject property is located south of North Plaza Drive and west of the intersection of Plaza Boulevard and Wesleyan Boulevard. Plaza Boulevard / North Plaza Drive are identified as a Minor Arterial Street on the City's Major Street Plan. The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for commercial use. It appears that the rezoning request is consistent with the intent and purpose of the Zoning 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 is from North Plaza Drive which is identified as a Minor Arterial Street on the City's Major Street Plan. The property is served by Rapid City water and sewer. Currently, the property is undeveloped. 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 City's adopted Future Land Use Plan identifies the future use of the property as appropriate for commercial land use. The property is located adjacent to North Plaza Drive / Plaza Boulevard which is identified as a Minor Arterial Street on the City's Major Street Plan. Rezoning the subject properties from General Agriculture District to Office Commercial District is consistent with the adopted Comprehensive Plan.

Summary: The rezoning request is in compliance with the four criteria for review of Zoning Map amendments established in Section 17.54.040(D)(1) of the Rapid City Municipal

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Code. As such, staff recommends that the Rezoning request from General Agriculture District to Office Commercial District be approved.

Notification: The first class mailings have not been returned to Community Planning and Development Services for mailing. The sign has been picked up; however, as of this writing, staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the June 20, 2013 Planning Commission meeting if these requirements have not been met.