

STAFF REPORT

January 23, 2003

No. 03RZ001 - Rezoning from Light Industrial District to General Commercial District **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Henriksen, Inc. for TREA Northgate Bingo
REQUEST	No. 03RZ001 - Rezoning from Light Industrial District to General Commercial District
EXISTING LEGAL DESCRIPTION	Tract A of SW1/4 NE1/4 and NW1/4 SE1/4 located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0 acres
LOCATION	1981 East Centre Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Public District
South:	Public District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/24/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning request from Light Industrial District to General Commercial District be approved in conjunction with the Comprehensive Plan Amendment.

GENERAL COMMENTS:

The applicant is proposing to rezone the above legally described property from Light Industrial District to General Commercial District. The applicant has also submitted a Comprehensive Plan Amendment to change the future land use designation of the subject property from Industrial to General Commercial. (See companion item #03CA001.)

The property is located approximately 250 feet west of the S.D. Highway 44/Centre Street intersection on the south side of Centre Street. Currently, the Long Branch Saloon is located on the subject property. The applicant has indicated that the property will be redeveloped to allow a clubhouse, bingo hall and support offices for "The Retired Enlisted

STAFF REPORT

January 23, 2003

No. 03RZ001 - Rezoning from Light Industrial District to General Commercial District **ITEM 18**

Association" (TREA) to be constructed on the property. The applicant should be aware that a Conditional Use Permit must be obtained to allow on-sale liquor within the clubhouse and/or bingo hall.

STAFF REVIEW:

Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of the zoning map amendments. A summary of Staff findings is outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and district affected, or the City in general.*

Properties along this portion of the S. D. Highway 44 corridor are a mix of General Commercial and Light Industrial uses. Rezoning the property to General Commercial District is the highest and best use of the property and is supported by the changing conditions of the area. This is a transitional area with numerous General Commercial uses located further east along S.D. Highway 44.

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

The purpose of the General Commercial Zoning District is intended to provide for personal and business services and the general retail business of the City. The location of the property in close proximity to the intersection of S.D. Highway 44 makes it a desirable location for general commercial activities serving the general retail business needs of the community. Further, S.D. Highway 44 is the major service road to the Rapid City Regional Airport making the area desirable for commercial activities to serve the traveling public.

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 amendment.*

Staff does not believe that rezoning this property will result in any adverse impacts. The property is currently served by City sewer and water and the adjacent roadways support the proposed general commercial activities.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

As previously indicated, the applicant has submitted a Comprehensive Plan Amendment to the Rapid City Comprehensive Plan from Industrial to General Commercial. Upon approval of the proposed Comprehensive Plan Amendment, the property will be in compliance with the land use plan.

As of this writing, the sign has not been posted on the property nor have the mailing receipts from the certified mailing been returned. Staff will notify the Planning Commission at the

STAFF REPORT

January 23, 2003

No. 03RZ001 - Rezoning from Light Industrial District to General Commercial District **ITEM 18**

January 23, 2003 Planning Commission meeting if this requirement have not been met.