

STAFF REPORT

April 26, 2001

No. 01RZ011 - Rezoning from No Use District to General Commercial District **ITEM 19**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01RZ011 - Rezoning from No Use District to General Commercial District
LEGAL DESCRIPTION	Lot 1 of Lot M of Burson Subdivision located in the E1/2 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.538 Acres
LOCATION	At the intersection of School Drive and S.D. Highway 44
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	General Commercial District (County)
South:	Low Density Residential District (County)
East:	General Commercial District (County)
West:	General Commercial District / Suburban Residential District (County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
REPORT BY	Karen Bulman

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

GENERAL COMMENTS: This property was annexed into the City in 1999 and is currently in a No Use Zoning District. Before annexation, it was zoned General Commercial in Pennington County. The City is now requesting that the property be rezoned to General Commercial. The Elk Vale Neighborhood Future Land Use Plan identifies this area as appropriate for development with General Commercial land uses. Currently a strip mall and a car wash are located on this 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.**

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Lot 1 of Lot M of Burson Subdivision located in the E1/2 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota was annexed into the City in 1999. All lands annexed are placed in the No Use Zoning District. The No Use Zoning District is a temporary designation for the purpose of permitting investigation and study of the land uses in the area.

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

According to the Zoning Ordinance, 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 on SD Highway 44 and next to School Drive makes it a desirable location for General Commercial activities serving the general retail business needs of the community.

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 Rapid Valley Sanitary District currently serves the property. The amendment should not negatively affect any of the surrounding land uses or public infrastructures.

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 adopted Future Land Use Plan for the Elk Vale Neighborhood Area identifies this property, and surrounding property, as being appropriate for General Commercial land uses.

Staff has mailed certified letters to notify property owners with 150 feet of the proposed rezoning, and the required sign has been posted on the property. As of this date, staff has received several inquiries regarding this property, but no negative comments or objections regarding this request.