

STAFF REPORT

May 24, 2001

No. 01CA010 - Amendment to the Comprehensive Plan to change the land use designation on a .60 acre parcel from Industrial Land Use designation to General Commercial Land Use designation

ITEM 6

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01CA010 - Amendment to the Comprehensive Plan to change the land use designation on a .60 acre parcel from Industrial Land Use designation to General Commercial Land Use designation
LEGAL DESCRIPTION	Lot C of the NW1/4 SW1/4 less right of way, Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .60 Acres
LOCATION	4302 S. Highway 79
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	Heavy Industrial District (City)
South:	Heavy Industrial District (County)
East:	Heavy Industrial District (County)
West:	General Commercial District (City)
PUBLIC UTILITIES	City Water and On-site Wastewater Disposal System
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan be continued to the June 7, 2001 Planning Commission meeting to allow the item to be properly advertised.

GENERAL COMMENTS: This property is located on the east side of South Dakota Highway 79 and is currently the location of Smokin Joe's No. 12 Bar and Grill. This property can be accessed from Merrilat Road on the north or the Highway 79 Service Road on the east. At the request of the property owner, the City Council annexed this property into the City in 1998. This property is currently zoned No Use Zoning District. At the November 22, 2000 Planning Commission meeting, a proposal to rezone this property to a Light Industrial District was considered. The Planning Commission recommended denial of the Light Industrial Zoning and requested that Staff advertise to rezone the property to a General Commercial District with a Planned Development Designation. The City Council concurred with that recommendation. Prior to rezoning this property, the 1974 5th Year Update Comprehensive Plan must be amended to change the land use designation of the subject

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property from Industrial to General Commercial.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals can be measured and evaluated. The plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The subject property is located in a land use area that is designated industrial. Land located north of this property is zoned Heavy Industrial. Land located east of this property is zoned Heavy Industrial by Pennington County. The land south is the location of a Black Hills Power substation and is zoned Light Industrial by Pennington County. West of this property, across SD Highway 44, the land is vacant and is zoned General Commercial.

At the November 22, 2000 Planning Commission, the request to rezone this property to Light Industrial was recommended for denial and a request was made for Staff to advertise a public hearing to consider rezoning this property from No Use Zoning District to General Commercial Zoning District with a Planned Development Designation. Before this rezoning can be approved, the Comprehensive Plan must be amended from Industrial land use designation to General Commercial land use designation.

Due to an error in the advertising, Staff recommends that this item be continued to the June 7, 2001 Planning Commission meeting to allow the item to be properly advertised.