

STAFF REPORT

August 23, 2001

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**No. 01RZ050 - Rezoning from No Use District to General Commercial District**      **ITEM 38**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01RZ050 - Rezoning from No Use District to General Commercial District</b>
LEGAL DESCRIPTION	Lot 1 and adjacent Philadelphia Street right-of-way, Huffman Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.202 acres
LOCATION	East of Cambell Street and north of East Philadelphia Street
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Heavy Industrial District (County)
East:	Limited Agriculture District (County)
West:	Light Industrial District (City)
PUBLIC UTILITIES	City sewer and water to be extended
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 recently annexed into the City effective August 7, 2001. This property, owned by Midcontinent Communications, is located north of B & B Auto Salvage and at the northeastern end of East Philadelphia Street.

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.**

Lot 1, Huffman Subdivision, and the adjacent 60 foot wide Philadelphia Street right of way, was annexed into the City on August 7, 2001. All lands annexed are placed in the

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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.**

This property is located north of B & B Auto Salvage and at the northeastern end of East Philadelphia Street. A Light Industrial Zoning District is located west of the property. Land north and east of this property is vacant and is zoned Limited Agricultural by Pennington County. Land south of this property is zoned Heavy Industrial by Pennington County. The adopted Future Land Use Plan for the Elk Vale Neighborhood identifies the surrounding area as being appropriate for General Commercial land uses.

**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 amendment should not negatively affect any of the surrounding land uses or public infrastructure.

**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 identifies this property as being appropriate for General Commercial land use.

Staff has posted the required sign on the property and mailed the required notices. As of this date, staff has received no comments or objections regarding this request.