

STAFF REPORT

December 6, 2001

No. 01RZ066 - Rezoning from No Use District to General Commercial District **ITEM 19**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01RZ066 - Rezoning from No Use District to General Commercial District
LEGAL DESCRIPTION	Lot H1, Lot H2, Old Highway as shown on Plat of Lots 1 & 2, Lot H1 of Lots 7 & 8, Lot H1 of Lots 3,4,5, & 6, Lot H1 of Lot B of Lot 1, and Lot 2, all located in the NW1/4 SW1/4 Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and Lot H1, Lot H1 of Tract B, Lot H1 of Tract A all located in the SW1/4 SW1/4 Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and Cambell Street ROW lying in the W1/2 SW1/4 Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and Lot H1 of Lot A, NW1/4 NW1/4 Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and Cambell Street ROW lying in the NW1/4 NW1/4 Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.74 acres
LOCATION	East of Cambell Street and North of SD Highway 44 East
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	N/A
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 effective October 25, 2001. The property is surrounded by lands that are zoned General Commercial Districts.

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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.

On October 25, 2001, portions of Cambell Street and US Highway 16 were annexed into the City limit boundaries. 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.

When zoning roads and rights-of-way, the intent is to zone them with the same designation as the lands they are adjoining. The subject roads and rights-of-way are surrounded by lands that are zoned General Commercial.

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 have a significant affect on any of the surrounding land uses or on 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 uses.

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