

STAFF REPORT

December 6, 2001

No. 01RZ068 - Rezoning from No Use District to General Commercial District **ITEM 21**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01RZ068 - Rezoning from No Use District to General Commercial District
LEGAL DESCRIPTION	SW1/4 SE1/4 SW1/4, and E1/2 SE1/4 SW1/4, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30 acres
LOCATION	North of S.D. Highway 44 East, east of Cambell Street and south of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District-No Use District
South:	Light Industrial District-Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District (PD)
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 annexed into the City effective October 25, 2001. The property is located north of Viewfield Avenue, south of E. Philadelphia Street, and east of Cambell 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.**

The SW1/4 SE1/4 SW1/4 of Section 32 and the E1/2 SE1/4 SW1/4 of Section 32 was annexed into the City on October 25, 2001. All lands annexed are placed in the No Use

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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 Viewfield Avenue, south of E. Philadelphia Street, and east of Cambell Street. General Commercial Zoning with a Planned Development District is located west of the subject property. Land to the east is in a Medium Density Residential District. Land to the south is in a Light Industrial and Medium Density Residential District. Land to the north is in a General Agriculture and No Use Zoning District, due to the recent annexation of the property. There is one business, with a residence, located on the southwest corner of the subject property.

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 this property. As of this date, staff has received no comments or objections regarding this request.