STAFF REPORT

April 25, 2002

No. 02RZ019 - Rezoning from Neighborhood Commercial District ITEM 42 to Office Commercial District

GENERAL INFORMATION:

PETITIONER Thurston Design Group, LLC for Youth & Family

Services, Inc.

REQUEST No. 02RZ019 - Rezoning from Neighborhood

Commercial District to Office Commercial District

EXISTING

LEGAL DESCRIPTION A portion of Lot 2 of Block 21, Wise's Addition located in

the SW1/4 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwest corner of Lot3Rev. of Block 6 of said Wise's Addition, Thence, first course: and the Point of Beginning. S00°08'23"W, along the westerly boundary of said Lot3Rev., common to the easterly boundary of said Lot 2, a distance of 74.51 feet; Thence, second course: S89°58'51"W, along the southerly boundary of said Lot 2, common to the northerly boundary of Lot4Rev. of Block 6 of said Wise's Addition, a distance of 25.90 feet; Thence third course: N00°03'44"E, a distance of 74.64 feet, to a boundary corner common to said Lot 2 and said Lot4Rev.; Thence, fourth course: S89°44'13"E, along the boundary line common to said Lot 2 and said Lot4Rev., a distance of 26.00 feet, to the northwest corner of Lot3Rev. of Block 6 of said Wise's Addition, and the

Point of Beginning

PARCEL ACREAGE Approximately .044 acres

LOCATION 818 North Maple Avenue

EXISTING ZONING Neighborhood Commercial District

SURROUNDING ZONING

North: Neighborhood Commercial District

South: Neighborhood Commercial District/Office Commercial

District/Planned Commercial Development

East: Office Commercial District w/Planned Commercial

Development

West: Medium Density Residential District

PUBLIC UTILITIES City water and sewer

STAFF REPORT

April 25, 2002

No. 02RZ019 - Rezoning from Neighborhood Commercial District ITEM 42 to Office Commercial District

DATE OF APPLICATION 03/21/2002

REPORT BY Lisa Seaman

RECOMMENDATION:

Staff recommends that the rezoning request from Neighborhood Commercial District to Office Commercial District be approved.

GENERAL COMMENTS: This rezoning request has been submitted to rezone approximately 1,935 square feet from Neighborhood Commercial Zoning District to Office Commercial Zoning District. The property is a portion of the Black Hills Food Bank lot and is located east of North Maple Street and north of East Adams Street. This request is a companion item to a Preliminary and Final Plat (file #02PL005) request and a Final Planned Commercial Development (file #02PD003) request. The proposed platting will create a 4.355 acre tract by combining two lots owned by Youth and Family Services and a portion of the adjacent Black Hills Food Bank property into one lot. This request proposes to rezone that portion of the Black Hills Food Bank property that is being platted into the Youth and Family Services property from Neighborhood Commercial Zoning District to Office Commercial Zoning District.

<u>STAFF REVIEW</u>: Staff has reviewed this request 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 the City in general.

The property located directly east of the subject property has recently been purchased by the Youth and Family Services and is the future location of the Girls Inc. and day care programs operated by Youth and Family Services. The Youth and Family Services intend to construct a building on the adjacent property and are in the process of obtaining the subject property to provide access to the rear of the proposed facility. The rezoning of the subject property is an appropriate response to the continuation of the Office Commercial development of this area.

2. The proposed amendments shall be consistent with the intent and purposes of this ordinance.

The description of the Office Commercial District states that it is intended to provide areas for institutional and office uses that are surrounded by landscaped yards and open spaces. The land, space and aesthetic requirements of office commercial uses make them desirable in either a central location or a suburban location, close to residential neighborhoods. The subject property has a central location and is near residential neighborhoods. Staff believes that rezoning this property is consistent with the intent and purposes of the ordinance.

STAFF REPORT

April 25, 2002

No. 02RZ019 - Rezoning from Neighborhood Commercial District ITEM 42 to Office Commercial District

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 amendment.

The proposed rezoning would allow for the continuation of Office Commercial uses within the area. The limited uses allowed under the Office Commercial Zoning District and the control afforded by the accompanying Planned Commercial Development will promote development which will be compatible with the adjacent residential neighborhood. The amendment does not appear to adversely affect any part of the City.

4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.

The North Rapid Future Land Use Plan identifies this property as being appropriate for Neighborhood Commercial land uses. However, the area is a small (26 foot by 74 foot) extension of the Office Commercial land use area. Staff believes that the change is consistent with the intent of the adopted Future Land Use Plan. The Final Development Plan for the Planned Commercial Development must be approved before any Building Permits are issued.

As of this writing, the receipts from the certified mailing have not yet been returned, but the rezoning sign has been posted on the property