

STAFF REPORT

June 10, 2004

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**No. 04RZ033 - Rezoning from Medium Density Residential District to General Commercial District with a Planned Development Designation**

**ITEM 35**

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GENERAL INFORMATION:

PETITIONER	Pat Hall with Coldwell Banker, LKH, Inc. for Hogan Real Estate LLC
REQUEST	<b>No. 04RZ033 - Rezoning from Medium Density Residential District to General Commercial District with a Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The north 319 feet of Lot 16, a replat of Block 31 of a replat of Blocks 4, 5, 6, 11, 12, 13, 19, 20, 21, 26, 27 and 28 of the Nowlin and Wood Addition in the N1/2 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; less Lot H1, H2 and H3, Lot 16 of Block 31 of the Nowlin and Wood Addition in the N1/2 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 acres
LOCATION	1125 North Lacrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/17/2004
REVIEWED BY	Todd Tucker / Dave Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to General Commercial District with a Planned Development Designation be approved in conjunction with the associated Planned Development Designation and Comprehensive Plan Amendment request.

GENERAL COMMENTS: The subject property is located at 1125 North LaCrosse Street, which is at the southwest corner of Anamosa Street and North LaCrosse Street. The subject property is currently zoned Medium Density Residential. This property is located

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adjacent to Medium Density Residential zoned properties to the west and south, and General Commercial zoned properties to the north and east. The applicant is requesting this property be rezoned from Medium Density Residential to General Commercial with a Planned Development Designation. The Comprehensive Plan and the North Rapid Neighborhood Future Land Use Map identify this property as appropriate for Medium Density Residential. The applicant has also submitted a request to amend the North Rapid Neighborhood Future Land Use Map from Medium Density Residential to General Commercial, and to place a Planned Development Designation on the property. (See companion items #04CA027 and #04PD032.)

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.*

Currently a 5,200 square foot church is located on the subject property. The property is located in an area with numerous General Commercial zoned properties. The adjacent intersection of Anamosa Street and LaCrosse Street was recently constructed to address the growth in traffic at this intersection. The intensity of commercial development in the adjacent area over the past 15 years has included the construction of the initial Wal-Mart, the relocation and expansion of Wal-Mart, the location of Sam's Club and the further expansion of Wal-Mart. The intensity of development and traffic levels has significantly increased adjacent to this site.

*2. The proposed zoning is consistent with the intent and purposes of this ordinance.*

General Commercial Zoning Districts are intended to provide for personal and business services and the general retail businesses of the city. This area of the city, between East North Street and the Interstate along North LaCrosse Street is an established area of commercial development. The adjacent properties located to the north and east are currently zone General Commercial. Due to the existing zoning of the adjacent properties, rezoning the property with a Planned Development Designation would appear to be consistent with the intent and purposes of this ordinance.

*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 subject property is located adjacent to Medium Density Residential Zoning Districts on the south and west. As previously mentioned the applicant has also submitted a Planned Development Designation request for the subject property. The placement of a Planned Development Designation would protect the adjacent residential neighborhood from the impacts of more intense uses allowed in the General Commercial Zoning District.

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The Planned Development Designation will allow the City to adequately address site specific issues at the time a development proposal is prepared. The additional review provided by the Initial and Final Planned Development will insure that possible adverse impacts of the future development on the site will be adequately mitigated. Potential issues that will need to be addressed through the Initial and Final Planned Development include access, parking, traffic patterns, outdoor lighting, landscape buffering and fencing requirements.

*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 Comprehensive Plan and North Rapid Neighborhood Future Land Use Map identify the subject property as appropriate for a Medium Density Residential Zoning District. As previously indicated the applicant has also submitted a request to amend the North Rapid Neighborhood Future Land Use Map from Medium Density Residential to General Commercial with a Planned Development Designation.

Staff noted that the Knollwood Drainage Basin Plan assumed Medium Density Residential development for the subject property. A General Commercial development may require onsite detention to maintain flows to levels assumed in the drainage basin plan.

Staff recommends the Rezoning request be approved in conjunction with the associated Planned Development Designation and Comprehensive Plan Amendment request.