

STAFF REPORT  
September 21, 2006

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**No. 06RZ035 - Rezoning from Medium Density Residential District  
to General Commercial District**

**ITEM 29**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06RZ035 - Rezoning from Medium Density Residential District to General Commercial District</b>
EXISTING LEGAL DESCRIPTION	A tract of land located in the NE1/4 SE1/4, and the SE1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. More particularly described as follows: Commencing at the Northwest corner of Highway Lot H1 as recorded on page 163 of Highway Plat Book 10, said point being consistent with the Northeast corner of Right-of-Way at the intersection of Spruce Street and Farnwood Avenue, this point being the True Point of Beginning; Thence S89°45'36"E a distance of 395.85 feet to a point on the north line of said Lot H1; Thence S00°00'42"E a distance of 80.00 feet to a point on the south line of said Lot H1; Thence N89°45'36"W a distance of 395.84 feet to the southwest corner of said Lot H1; Thence N00°01'26"W a distance of 80.00 feet to the point of beginning; Said tract of land containing 0.73 Acres, more or less.
PARCEL ACREAGE	Approximately 0.73 acres
LOCATION	At the eastern terminus of Farnwood Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Medium Density Residential District
East:	General Agriculture District
West:	Right-of-Way
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/25/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Rezoning from Medium Density Residential District to General Commercial District be approved in conjunction with the associated

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---

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Comprehensive Plan Amendment and the Planned Development Designation.

GENERAL COMMENTS: This undeveloped property contains approximately .73 acres and is located at the eastern terminus of Farnwood Avenue, east of LaCrosse Street and south of Interstate 90. The property is currently zoned Medium Density Residential District. Land located north of the subject property is zoned General Commercial District with a Planned Commercial Development. Land located east of the subject property is zoned General Agriculture District. Land located west of the subject property is zoned General Commercial District and Right-of-way. Land located south of the subject property is zoned Medium Density Residential District. In addition to this Rezoning application, the applicant has submitted a Comprehensive Plan Amendment for the subject property from Medium Density Residential to General Commercial with a Planned Commercial Development (06CA030), a Planned Development Designation (06PD066), a Comprehensive Plan Amendment to change the land use on adjacent property from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (06CA029), and a Rezoning request for the adjacent property from General Agriculture District to General Commercial District (06RZ033).

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 undeveloped subject property and the adjacent undeveloped property are proposed for future commercial development. The majority of the adjacent property north of the subject property is currently zoned General Commercial District with a Planned Commercial Development in anticipation of a proposed commercial development. The proposed rezoning of the subject property to General Commercial will allow the entire property to be zoned appropriately for commercial development.

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

The General Commercial Zoning District is for personal and business services and the general retail business of the city. The subject property is located adjacent to General Commercial Zoning Districts and General Agriculture Zoning District as a holding zone. Water and sewer facilities are present in the area and will be extended as development occurs. With the extension of infrastructure, the proposed rezoning appears to be consistent with the intent of the Zoning 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 an amendment.*

The existing streets and utilities adjacent to the subject property are designed to serve a General Commercial development. Future street improvements and infrastructure

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improvements will be completed with the future commercial development of the subject property. With the construction of additional infrastructure, the proposed amendment does not appear to have any significant adverse effect on the surrounding properties.

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 Land Use Plan identifies this area as appropriate for Medium Density Residential land uses. An application for a Comprehensive Plan Amendment to change the land use on the subject property to General Commercial with a Planned Commercial Development has been submitted in conjunction with the Rezoning request for the subject property. If the Comprehensive Plan Amendment is approved, the proposed rezoning would be consistent with the adopted plans.

As of this writing, the required rezoning sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the September 21, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.