

STAFF REPORT

December 7, 2000

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**RZN #00RZ050 - Rezoning from No Use District to Office  
Commercial District**

**ITEM 22**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>RZN #00RZ050 - Rezoning from No Use District to Office Commercial District</b>
LEGAL DESCRIPTION	A tract of land located in the Southwest one-quarter of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Described in more details as follows: Beginning at the northwest corner of said Southwest one-quarter of Section 16; thence North 89° 53'45" East along the north line of said Southwest one-quarter a distance of 1404.49 feet; Thence South 25°29'36" West a distance of 1072.85 feet to a point of curve; Thence along the arc of said curve to the right having a radius of 204.00 feet a distance of 27.20 feet; Thence departing said curve North 60°47'57" West a distance of 304.64 feet; Thence North 64°12'46" West a distance of 736.41 feet to the west line of said Southwest one-quarter; Thence North 0°02'47" West a distance of 520.56 feet to the Point of Beginning, containing 21.4 acres, more or less
PARCEL ACREAGE	Approximately 21.4 Acres
LOCATION	At the southern terminus of South Valley Drive
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	No Use District (City)
South:	General Agriculture District (City)
East:	General Agriculture District (City)
West:	Limited Agriculture District (County)
PUBLIC UTILITIES	None
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Office Commercial District be approved.

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GENERAL COMMENTS: The petitioner has submitted this request to rezone a 21.4 acre parcel of unplatted land from the No Use District to the Office Commercial Zoning District. Most of the property was annexed by the City on March 6, 2000. The subject property is located within the proposed Plum Creek Subdivision. Several Layout Plats have been approved for Plum Creek Subdivision over the past year. The most recent Layout Plat was approved by the City Council on October 16, 2000. That Layout Plat proposed Office Commercial land uses north of the future intersection of Minnesota Street and the Southeast Connector.

STAFF REVIEW: Staff has evaluated this rezoning request with respect to the four criteria established for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings is 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.*

Staff believes the proposed rezoning is reflective of changing conditions. The southeastern portion of Rapid City and the City in general are seeing continued growth. The nearby Elks Country Estates Subdivision has seen substantial growth in the last several years. This trend will be reinforced with construction of the Southeast Connector. Funding for the construction of the Southeast Connector through the subject property has been secured. Once this roadway is constructed, significant additional development can be expected in this area.

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

The purpose of the Office Commercial Zoning District is to "... provide a place for those types of institutional and commercial activities that require separate building and building groups surrounded by landscaped yards and open areas. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods." Staff believes this intent is being met through this request. The Layout Plat approved for Plum Creek Subdivision proposes residential land uses directly to the east of the subject property. Furthermore, a petition for a Planned Development Designation has been submitted in conjunction with this request. The Planned Development Designation and subsequent Planned Commercial Development will consider site specific factors such as landscaping, building elevations, building setbacks, drainage impacts, parking lot locations and design, exterior lighting and signage so as not to adversely impact the adjacent residential area.

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.*

Staff does not expect any substantial negative impacts resulting from this request. Staff noted during their review of the last Layout Plat for the subject property, that adverse impacts could occur between the commercial areas and the adjacent residential areas of the Plum

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Creek development unless a Planned Development was secured for the property. As noted above, the current rezoning request is being accompanied by a request for a Planned Development Designation (see related Staff Report). Staff believes that the Planned Development Designation and subsequent Planned Commercial Development will give the developer and the City the ability to mitigate any substantial adverse impacts.

*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 Future Land Use Plan for the Southeast Neighborhood has not yet been developed. Staff, however, has noted that the proposed rezoning is consistent with the Major Street Plan and the master plan approved with the earlier Layout Plat for Plum Creek Subdivision.

The required rezoning sign has been posted on the property. The required notification of surrounding property owners has been completed. Staff has not received any objections or inquiries regarding this request.

Based upon conformance with the criteria for review of zoning map amendments, Staff is recommending approval of the rezoning request.