

STAFF REPORT
July 24, 2014

No. 14RZ007 - Rezoning from General Commercial District to Office Commercial District

ITEM 3

GENERAL INFORMATION:

APPLICANT	Tony Marshall
PROPERTY OWNER	Dacotah Bank
REQUEST	No. 14RZ007 - Rezoning from General Commercial District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Lots 3 through 9 of Block 1 of Tower Ridge 2, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.65 acres
LOCATION	At the terminus of Table Rock Road
EXISTING ZONING	General Commercial District (Planned Development Designation)
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	General Commercial District - General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation)
East:	Park Forest District
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	June 18, 2014
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Office Commercial District be approved.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from General Commercial District to Office Commercial District.

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The properties are located on the east side of Highway 16 approximately 530 feet southeast of the intersection of Highway 16 and Tablerock Road. Currently, the properties are void of structural development.

STAFF REVIEW:

Staff has reviewed this proposed rezoning 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 in the city generally.*

It does not appear that there are any substantially changing conditions in the area.

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

The Rapid City Municipal Code states that the Office Commercial District is established to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The property is identified as suitable for Mixed Use Commercial on the City's Future Land Use Map. It appears that the rezoning request is consistent with the intent and purpose of the Zoning Ordinance.

3. *The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment.*

The property is currently zoned General Commercial District and is located along a major commercial corridor along Highway 16. Properties located to the east are residential. The less intensive uses allowed in the Office Commercial District should provide an additional buffer from the more commercial activities located directly adjacent to Highway 16. In addition, the applicant should be aware that a Final Planned Development must be approved prior to issuance of a Building Permit.

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 property is served by Rapid City water and sewer. Tablerock Road is not identified on the City's Major Street Plan but is classified as a Commercial street. The applicant should be aware that any future platting will require that the street meet current City street design standards. It does not appear that the proposed Rezoning request is in conflict with the development plan of Rapid City.

Summary: The City's Future Land Use Map identifies the properties as suitable for Mixed Use Commercial. The applicant should be aware that the Planned Development Designation on the properties will require that a Final Planned Development be

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approved prior to issuance of a Building Permit for any proposed development. Staff recommends that the rezoning request be approved.

Notification: The mailings and sign have been picked up. The mailings have been returned to Community Planning and Development Services for posting. Staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the July 24, 2014 Planning Commission meeting if this requirement has not been met.