

STAFF REPORT
August 25, 2005

No. 05RZ045 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Johnny Sundby for Hay Camp Co.
REQUEST	No. 05RZ045 - Rezoning from Medium Density Residential District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot H, Revised, Harter Subdivision, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .62 acres
LOCATION	2532 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Park Forest District
East:	Medium Density Residential District
West:	No Use District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/29/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to Office Commercial District be approved contingent upon the Comprehensive Plan Amendment being approved.

GENERAL COMMENTS: (This Staff Report was revised on August 16, 2005. All revised and/or added text is shown in bold.) This item was continued at the August 4, 2005 Planning Commission Meeting to allow Staff to publish the correct hearing date. Staff is recommending that the request be continued to the September 8, 2005 Planning Commission meeting since the associated Planned Unit Development request (05PD031) is also being continued. The applicant is requesting to rezone approximately .62 acres located adjacent to Sheridan Lake Road and Canyon Lake Drive. The property is currently zoned Medium Density Residential District. The property located north of the subject property is zoned Office Commercial with a Planned Commercial Development Designation. The property to the south of the subject property is zoned Park Forest District.

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The property located to the west of the subject property is zoned No Use District and the property to the east is zoned Medium Density Residential District. The applicant has also submitted applications to amend the Future Land Use Plan from Residential to Office Commercial with a Planned Commercial Development Designation (05CA032) and a Planned Unit Development Plan (05PD031).

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 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 is unaware of any substantially changed or changing conditions.

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

The Office Commercial Zoning District is intended 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. Changing the zoning to Office Commercial appears to be consistent with the intent and purposes of the Zoning 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.*

Staff is not aware of any significant adverse effects that would result from rezoning the subject property from Medium Density Residential District to Office Commercial District.

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 identifies the subject property as appropriate for Residential Land use(s). An amendment to the Comprehensive Plan to change the land use on the subject property from Residential to Office Commercial with a Planned Commercial Development Designation (05CA032) has been submitted in conjunction with this rezoning. If the Comprehensive Plan amendment is approved, the proposed use will be consistent with the adopted plan.