

STAFF REPORT

July 5, 2001

No. 01CA016 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.019 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development

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GENERAL INFORMATION:

PETITIONER	Centerline for CSU Properties
REQUEST	No. 01CA016 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.019 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development
LEGAL DESCRIPTION	Lots 1, 2, 3, and 4 in Block 6, Lot RU-9A, north half of adjacent vacated alley and all of adjacent vacated 4th Street R.O.W. in the Original Townsite of Rapid City, Section 36, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.098 Acres
LOCATION	At the southeast corner of the intersection of 5th Street and North Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Public District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Amendment to the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.019 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The applicant is seeking to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development on the above legally described property. On June 4, 2001, the City Council approved Layout Plat #01PL035 on the subject property to create a lot approximately .84 in

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size. The applicant has also submitted a request to rezone the property from Medium Density Residential to Office Commercial with a Planned Development Designation. The property is located southeast of the intersection of Fifth Street and North Street and is currently void of any structural development. The applicant is proposing to eventually construct a 10,800 square foot office building and a parking lot on the property.

STAFF REVIEW: The North Rapid Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that in order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The property to the west is zoned Civic Center District and is the location of the Rushmore Plaza Civic Center and Holiday Inn. The remaining surrounding properties are zoned Medium Density Residential District. An apartment complex is located directly south of the subject property. Single family residences are located north of the subject property, across North Street. The property to the east is also owned by the applicant and is currently void of structural development. The applicant has indicated that townhomes will eventually be constructed on the property to the east. The applicant has indicated that the building area on the property is limited due to a steep incline located along the south lot line. North Street borders the property along the north lot line and Fifth Street borders the property along the west lot line. The streets are classified as a collector road and a principal arterial road, respectively, on the Major Street Plan. The traffic at this intersection reduces the desirability to develop the property for commercial uses due to significant traffic issues and the potential impact on the residential land uses in this area. The Office Commercial designation will allow low intensity commercial activities with minimal impacts on residential neighborhood and more limited traffic impacts on the adjacent street network.

In addition, the Planned Development Designation will provide an opportunity to mitigate possible impacts on the existing residential neighborhood.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. Staff will notify the Planning Commission at the July 5, 2001 Planning Commission meeting if this requirement has not been met.