

STAFF REPORT

July 5, 2001

No. 01CA019 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 6.9 acre parcel from Office Commercial with a Planned Commercial Development to Public **ITEM 31**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01CA019 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 6.9 acre parcel from Office Commercial with a Planned Commercial Development to Public
LEGAL DESCRIPTION	A parcel of land located in Tract "A" of Tract 1 of the W1/2SW1/4 of Section 23, T.1N., R.7E., B.H.M., Pennington County, South Dakota; (as set out in Plat Book 11, Page 207 of the Pennington County Register of Deeds); More particularly describes as: Commencing at the Northwest Corner of Tract "A", which bears N0°01'49"W a distance of 1516.46 feet from the Southwest Corner of Section 23, T.1N., R.7E., B.H.M., being the POINT OF BEGINNING; Thence S89°59'13"E along the north boundary of said Tract "A" a distance of 527.28 feet; Thence S07°18'58"W a distance of 460.40 feet to the proposed centerline of Tish Drive, Thence N82°32'54"W along said centerline a distance of 9.91 feet to the beginning of a curve concave to the Southwest having a radius of 150.00 feet and a central angle of 54°38'42"; Thence along said centerline and along said curve an arc distance of 143.06 feet; Thence along said centerline S42°48'28"W a distance of 483.98 feet to a point on the west section line of Section 23 and the west boundary of said Tract "A"; thence N0°01'49"W along said section line and along the west boundary of Tract "A" a distance of 857.37 feet to the point of beginning. Containing 6.90 Acres more or less
PARCEL ACREAGE	Approximately 6.9 Acres
LOCATION	North of Golden Eagle Drive and adjacent to old Marine Life
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Business Park District

STAFF REPORT

July 5, 2001

No. 01CA019 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 6.9 acre parcel from Office Commercial with a Planned Commercial Development to Public **ITEM 31**

South: General Agriculture District
East: General Agriculture District
West: General Agriculture District

PUBLIC UTILITIES To be extended

REPORT BY Lisa Seaman

RECOMMENDATION: Staff recommends that the Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 6.9 acre parcel from Office Commercial with a Planned Commercial Development to Public be approved.

GENERAL COMMENTS: The subject property is a portion of a 20 acre parcel owned by the City of Rapid City. A layout plat that was approved on March 19, 2001 by the City Council identified that the City is proposing to subdivide the 20 acre parcel into four lots. Parcel 1, located in the northeast corner of the 20 acre tract, has the steepest terrain making it less desirable for commercial development. The applicant is proposing to locate a fire station on Parcel 1. Parcel 2 is located adjacent to U.S. Highway 16 and directly north of the old Marine Life property that is currently being developed for commercial purposes. Parcel 3 is located west of the old Marine Life property and east of a parcel that is designated as appropriate for Low Density Residential land use with a Planned Residential Development in the Southwest Connector Neighborhood Future Land Use Plan. Parcel 4 is adjacent to U.S. Highway 16 and directly south of the old Marine Life property.

The applicant is seeking to change the future land use designation for Parcel 1 from Office Commercial with a Planned Commercial Development to Public. Currently the property is void of any structural development. The property is currently zoned General Agriculture Zoning District. A rezoning request to change the zoning from General Agriculture Zoning District to Public Zoning District has also been submitted.

STAFF REVIEW: The Southwest Connector Neighborhood 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 anticipates 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 1980 Rapid City Comprehensive Land Use Plan identified the appropriate land use for the property as residential. In 1999, the Southwest Connector Neighborhood Future Land Use Plan was adopted. The Southwest Connector Neighborhood Future Land Use Plan identified the appropriate land use for the property as Office Commercial with a Planned Commercial Development.

STAFF REPORT

July 5, 2001

No. 01CA019 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 6.9 acre parcel from Office Commercial with a Planned Commercial Development to Public **ITEM 31**

As mentioned previously, the applicant has determined that due to terrain considerations the best location for the proposed fire station is on Parcel 1 rather than Parcel 3. The public district is established to provide for facilities that serve the general public and are sited with public safety and government efficiency in mind. The Southwest Connector Neighborhood Future Land Use Plan identified the need for a fire station in this area. The applicant is requesting that the plan be amended to identify the public use approximately 500 feet north of the location identified on the Southwest Connector Neighborhood Future Land Use Plan.

Staff notes that comprehensive plan amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Laws require that plan amendments be advertised in a local newspaper. The legal advertisement for this comprehensive plan amendment was published on June 25, 2001. Planning staff will inform the Planning Commission at their meeting on July 5, 2001 of any response to the notification.