

STAFF REPORT

July 26, 2001

No. 01CA022 - Amendment to the Future Land Use Designation in the North Rapid Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan **ITEM 47**

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Wal-East Development, Inc
REQUEST	No. 01CA022 - Amendment to the Future Land Use Designation in the North Rapid Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan
LEGAL DESCRIPTION	A portion of Lot Two (2) of Lot K2-C of Marshall Heights Tract, located in the Southwest One-Quarter (SW1/4) of Section Thirty (30), Township Two North (T2N), Range Eight East (R8E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the southwest corner of said Lot Two (2) of Lot K2-C of Marshall Heights Tract; Thence, northerly along the westerly line of said Lot Two (2) a distance of 109.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 77.5 feet; Thence, S 00 degrees 01 minutes 28 seconds E, a distance of 6.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 113.1 feet, more or less; Thence, N 00 degrees 01 minutes 20 seconds W, a distance of 6.5 feet; Thence, N 89 degrees 59 minutes 32 seconds E, a distance of 77.5 feet to a point on the easterly line of said Lot Two (2); Thence, southerly along the easterly line of said Lot Two (2) a distance 109.5 feet to the southeast corner of said Lot Two (2); Thence, westerly along the southerly line of said Lot Two (2) a distance of 268.15 feet, more or less, to the point of beginning
PARCEL ACREAGE	Approximately 0.657 acres
LOCATION	Knollwood Drive east of the intersection of Maple Avenue and Knollwood Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Shopping Center I District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District

STAFF REPORT

July 26, 2001

No. 01CA022 - Amendment to the Future Land Use Designation in the North Rapid Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan

ITEM 47

PUBLIC UTILITIES

City Water and Sewer

REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Amendment to the Future Land Use Designation in the North Rapid Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan from General Commercial to Medium Density Residential be approved.

GENERAL COMMENTS: The applicant is proposing to amend the North Rapid Neighborhood Area Future Land Use Plan to reclassify a .6 acre parcel from a General Commercial land use designation to a Medium Density Residential land use designation. The future land use designation for this property was amended from Office Commercial land use designation to the General Commercial land use designation in 2000. Previously, the property was identified with an office commercial land use designation. Subsequently, the property was rezoned from Office Commercial to General Commercial and an off-premise sign (billboard) was placed on the property. The applicant is now requesting to rezone a portion of the property to Medium Density Residential to allow for the construction of an apartment building. An associated rezoning, Planned Residential Development and Planned Commercial Development requests have been submitted for the property.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

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 majority of the property on the south side of Interstate 90 between North Maple Street and the major drainage to the east is identified as appropriate for Medium Density Residential uses on the North Rapid Neighborhood Area Future Land Use Plan. The area has developed with a number of apartment complexes. Other uses in the area include some single family development, a religious establishment, and some commercial uses located west of the North Maple Avenue.

Staff has noted that the land uses and zoning in this portion of the community have remained relatively constant other than the rezoning of the subject property to General Commercial in 2000. Although the lot is located next to the Interstate and close to the Rushmore Regional Mall, the area surrounding it has remained largely developed with multi-family housing. Other than the corner of the Maple Avenue and Knollwood Drive, the commercial development of the area south of the Interstate highway has been very limited.

When the Future Land Use Committee reviewed this request, they identified that Medium Density Residential land uses would be appropriate. The Committee concurred that the

STAFF REPORT

July 26, 2001

No. 01CA022 - Amendment to the Future Land Use Designation in the North Rapid Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan **ITEM 47**

proposed Medium Density Residential use of the property would likely promote development which will be compatible with the surrounding land uses. The development of the Medium Density Residential land use would not appear to have any significant impact on the surrounding land uses.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that Comprehensive Plan Amendments be advertised in a local newspaper which has been completed.