

STAFF REPORT

March 21, 2002

No. 02CA016 - Amendment to the Comprehensive Plan revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.9 acre parcel from Light Industrial to Medium Density Residential

ITEM 16

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for N.W. Engineering
REQUEST	No. 02CA016 - Amendment to the Comprehensive Plan revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.9 acre parcel from Light Industrial to Medium Density Residential
EXISTING LEGAL DESCRIPTION	Lot 1 and 2 of Block 3 of Feigel Subdivision; and the remaining balance of Block 3 of Feigel Subdivision; and the south 40' of previously vacated Madison Street right of way between Riley Avenue and Cambell Street; and the previously vacated 16' east-west right of way through Lots 1 and 2 of Block 3 of Feigel Subdivision and remaining balance of Block 3 of Feigel Subdivision; and the north 40' of previously vacated Watertown Street right of way located between Riley Avenue and the west lot line of Lot 3 of Block 2 of Feigel Subdivision; all located in the SE1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.9 acres
LOCATION	North of East North Street and East of Riley Avenue
EXISTING ZONING	Light Industrial Zoning District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/22/2002
REPORT BY	Lisa Seaman

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RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 4.9 acre parcel from Light Industrial to Medium Density Residential be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation on the above legally described property from Light Industrial to Medium Density Residential. The property is zoned Light Industrial Zoning District and is located on the east side of Riley Street, south of the existing Meadowlark Hills Mobile Home Park. Currently, four storage units are located on the property; however, the applicant has submitted a request to rezone the property to Medium Density Residential Zoning District and a request for a Major Amendment to the Conditional Use Permit to expand the adjacent mobile home park onto the subject property (see associated files 02UR003 and 02RZ005). The applicant intends to remove one of the storage units and develop the remainder of the property for mobile home lots.

STAFF REVIEW: The subject property abuts a mobile home park on the north and general commercial uses on the south and east. The property to the west is zoned Light Industrial Zoning District.

The North Rapid Neighborhood Area Future Land Use Plan identifies the appropriate use for the subject property as Light Industrial. The Future Land Use Committee recommended Light Industrial Zoning for this area because at the time of the adoption of the North Rapid Neighborhood Area Future Land Use Plan the subject property was zoned Light Industrial and the existing use of the property was appropriate for the Light Industrial Zoning District.

The applicant's request to amend the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation of the subject property to Medium Density Residential is appropriate because of the properties close proximity to other Medium Density Residential and General Commercial uses. The land, space and aesthetic requirements of the Light Industrial land use are not generally compatible with Medium Density Residential uses. Currently, the primary access to the subject property is provided via Riley Street. However, the unimproved Cambell Street right of way does abut the subject property on the east. Riley Street is considered a local street and staff believes that it will not support the typical traffic volumes and vehicle types generated by a Light Industrial use.

Based on the surrounding zoning, limited access and negative impacts of the existing land use on the abutting residential properties staff, recommends approval of the proposed Comprehensive Plan Amendment.