

STAFF REPORT

June 6, 2002

No. 02CA036 - Comprehensive Plan Amendment to change the land use designation on a 14.83 acre parcel from Light Industrial to General Commercial with a Planned Commercial Development

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GENERAL INFORMATION:

PETITIONER	Five T Motorcycle Partnership
REQUEST	No. 02CA036 - Comprehensive Plan Amendment to change the land use designation on a 14.83 acre parcel from Light Industrial to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 1, Lot 2, Lot 3, R&L Subdivision, Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.83 acres
LOCATION	3030 Lange Road
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District (County)/General Agriculture District (County)
South:	Light Industrial District (County)/ROW (City)
East:	General Agriculture District (County)
West:	ROW (City)
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	05/09/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the land use designation on a 14.83 acre parcel from Light Industrial to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This property is located at 3030 Lange Road, north of U.S. Interstate 90 and east of Deadwood Avenue. The property was annexed into the City of Rapid City on October 15, 1984 and was zoned Light Industrial District on December 3, 1984. An amendment to the Comprehensive Plan for the subject property to change the use from Agriculture land use to Light Industrial land use was completed March 4, 2002. The applicant has submitted an application for a Planned Commercial Development to allow an on-sale liquor establishment on the subject property. On-sale liquor establishments are not allowed in a Light Industrial Zoning District; therefore, an application to rezone the

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property from Light Industrial District to General Commercial District with a Planned Commercial Development and an application to amend the Comprehensive Plan from Light Industrial land use to General Commercial land use has been submitted in conjunction with the Planned Commercial Development application. This application would amend the Comprehensive Plan from Light Industrial land use to General Commercial land use with a Planned Commercial Development.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. Based on the Long Range Transportation Plan and the Future Land Use Plan Overview, amending the Comprehensive Plan and changing the zoning designation will increase traffic significantly. At this time, there is only one legal access road into the property.

The property located to the north of the subject property is zoned Heavy Industrial District and General Agriculture District by Pennington County. The property located to the east of the subject property is zoned General Agriculture District by Pennington County. The property located to the southeast of the subject property is zoned Light Industrial District by Pennington County. The property located southwest of the subject property is the location of U. S. Interstate 90 right-of-way and is zoned General Agriculture District. The Comprehensive Plan indicates the subject property is appropriate for Light Industrial land uses. The applicant is requesting the Amendment to the Comprehensive Plan and the companion rezoning request to change the Light Industrial land use and zoning to General Commercial with a Planned Commercial Development designation land use and zoning, to allow for the on-sale liquor establishment. The subject property is the retail establishment of Black Hills Harley Davidson. This property is located on one of the corridors into Rapid City. The character of this area is changing as more businesses and industries locate in this area. It appears appropriate to change the land use designation on this property from Light Industrial to General Commercial with a Planned Commercial Development designation because of the changing character of the area.

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. The notification requirement has been met.

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