

STAFF REPORT

September 5, 2002

No. 02CA045 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.143 acre parcel from Low Density Residential to General Commercial

ITEM 31

GENERAL INFORMATION:

PETITIONER	Ron Salway
REQUEST	No. 02CA045 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.143 acre parcel from Low Density Residential to General Commercial
EXISTING LEGAL DESCRIPTION	Lot 2 of Dakota Subdivision #1, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.143 acres
LOCATION	502 Crazy Horse Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Neighborhood Commercial District
East:	General Commercial District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	07/11/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.143 acre parcel from Low Density Residential to General Commercial be denied.

GENERAL COMMENTS:

This item was continued from the August 29th, 2002 Planning Commission to allow the applicant time to complete the required mailings. (Updates to the staff report are shown in bold.) The applicant is seeking to change the future land use designation from Low Density Residential to General Commercial on the above legally described property. The applicant has also submitted a Rezoning request to change the zoning from Low

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Density Residential to General Commercial on the subject property. (See companion item #02RZ041).

Lot 2 is located adjacent to Haines Avenue and north of Crazy Horse Drive.

STAFF REVIEW:

The adopted Comprehensive 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.

As noted in the rezoning staff report for this property, staff does not believe that this request is appropriate. The Dakota Subdivision is located directly to the west of the subject property. This property is located within the City limits of Rapid City and is zoned Low Density Residential. The property to the north of the Dakota Subdivision is currently zoned Low Density Residential and General Commercial. The lot in question is only 6000 square feet in area. The limited lot area does not appear to be adequate to support commercial construction, parking areas and buffering from the adequate residential land uses.

By rezoning Lot 2 to General Commercial, any type of development allowed in the General Commercial Zoning District could be built on the site. The increased intensity of development associated with the General Commercial Zoning District could result in negative impacts such as traffic noise, dust, etc. With a more intense use comes a larger amount of negative externalities such as, traffic, noise, dust, etc. These negative externalities could lower property values, and it could turn a neighborhood of affordable housing into an instable environment.

The Future Land Use Committee will convene on September 6th, 2002 to discuss the proposed rezoning and the potential future land use of the property for general commercial purposes.

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 ad for this comprehensive plan amendment was published on August 26, 2000. Planning staff will inform the Planning Commission at their meeting on Planning 5, 2000 of any response to the notification.

The required rezoning sign has been posted on the property and the receipts from certified mailing have been returned as of the writing of this staff report.

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August 22, 2002

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Two calls have been received in objection to this proposal as of the writing of this staff report