

STAFF REPORT

November 21, 2002

No. 02CA061 - Amendment to the Comprehensive Plan to change the future land use designation on a .17 acre parcel of land from Residential to Heavy Industrial

ITEM 37

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA061 - Amendment to the Comprehensive Plan to change the future land use designation on a .17 acre parcel of land from Residential to Heavy Industrial
EXISTING LEGAL DESCRIPTION	The east half of Sedivy Lane lying in the SE1/4 of Section 5 adjacent to Lot 4 in the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .17 acres
LOCATION	North of E. St. Patrick Street and south of SD Highway 44
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Right-of-Way
South:	Right-of-Way
East:	Heavy Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	10/22/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the land use designation on a .17 acre parcel from Residential to Heavy Industrial be approved.

GENERAL COMMENTS: This property is located north of E. St. Patrick Street and south of SD Highway 44. The Comprehensive Plan identifies the subject property as appropriate for Residential land use(s). The property to the north, east and south have been identified in the Comprehensive Plan as appropriate for Residential land use(s). The property to the west is identified in the Land Use Plan as appropriate for Industrial land use(s). This

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amendment would change the Comprehensive Plan from Residential land use to Heavy Industrial land use.

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. 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 subject property is Sedivy Lane right-of-way and is located in a land use area that is designated Residential. Land located north and south of the subject property is the continuing Sedivy Lane right-of-way. Land to the east of the subject property is zoned Heavy Industrial District. Land to the west of the subject property is zoned Light Industrial District. The subject property was annexed into the City limits on October 20, 2002. The existing zoning surrounding the subject property was zoned from No Use District to Heavy Industrial District in 1980 following annexation and is not in compliance with the current Comprehensive Plan. Based on the fact that the subject property is located adjacent to property currently zoned Heavy Industrial District, Staff believes that Heavy Industrial land use is appropriate for this parcel.

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.