

STAFF REPORT

March 27, 2003

No. 03CA005 - Amendment to the Comprehensive Plan to change the future land use designation on a 24.4962 acre parcel of land from Residential to Light Industrial

ITEM 18

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03CA005 - Amendment to the Comprehensive Plan to change the future land use designation on a 24.4962 acre parcel of land from Residential to Light Industrial
EXISTING LEGAL DESCRIPTION	Tract B of the E1/2 SE1/4 and Tract C of the SE1/4 SE1/4, all located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and Lots A, C and D of Tract A of the SE1/4 SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, Lots E, F, G, H, I, J, K, L, M and N of Tract A of Schlottman Addition of the SE1/4 SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, the 50 foot E. St. Charles Street right-of-way lying north of Lots A, C and D of Tract A of the SE1/4 SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, the 50 foot E. St. Charles Street right-of-way lying north of Lots E, F, G and H, all of Tract A in Schlottman Addition of SE1/4 SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and, the north 33 foot of the E. St. Andrew Street right-of-way lying south of Lots I, J, K, L, M and N, all of Tract A of Schlottman Addition, located in the SE1/4 SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.4962 acres
LOCATION	North of E. St. Patrick Street and south of SD Highway 44
EXISTING ZONING	No Use District/General Commercial District/Light Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District (City)/Highway Service District (County)
South:	No Use District

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East:	Light Industrial District (County)
West:	Light Industrial District/Public District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	2/28/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the land use designation on a 24.4962 acre parcel from Residential to Light Industrial be continued until the April 10, 2003 Planning Commission meeting to ensure adequate notification of the proposed amendment to the affected landowners.

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 amendment would change the Comprehensive Plan from Residential land use to Light 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 Comprehensive Plan Amendment includes the north half of E. St. Andrew Street right-of-way located between Sedivy Lane and South Valley Drive and the properties lying north of E. St. Andrew Street to the railroad right-of-way located south of SD Highway 44. The land use in the area is designated Residential. East St. Andrew Street and E. St. Charles Street were annexed into the City limits on October 20, 2002. The remaining properties were annexed into the City limits in 1981 and 1996. One property is zoned General Commercial District and the balance of the properties are zoned Light Industrial District. Land surrounding the subject property is zoned Light Industrial District. The existing zoning is not in compliance with the current Comprehensive Plan. A Comprehensive Plan Amendment for a portion of E. St. Andrew Street and all of E. St. Charles Street was denied without prejudice on November 21, 2002, so a revised legal description could be obtained to include the parcels located north of E. St. Andrew Street.

Based on the fact that the subject property is located in and adjacent to property zoned Light Industrial District, Staff believes that Light Industrial land use is appropriate for this parcel. The Future Land Use Committee has reviewed this amendment.

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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.

On March 20, 2003, letters were sent to the affected property owners advising them of the proposed Amendment to the Comprehensive Plan. Staff is recommending that we continue this Amendment to the April 10, 2003 to allow the property owners adequate time to respond to the notification.