

STAFF REPORT

January 22, 2004

No. 03CA044 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.240 acre parcel of land from Light Industrial to Office Commercial

ITEM 13

GENERAL INFORMATION:

PETITIONER	WellSpring, Inc.
REQUEST	No. 03CA044 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.240 acre parcel of land from Light Industrial to Office Commercial
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5, Block 11, Bradsky Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.240 acres
LOCATION	1205 E. St. James Street
EXISTING ZONING	Medium Density Residential District/ Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District/Flood Hazard District
South:	Medium Density Residential District
East:	Flood Hazard District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	12/24/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 1.240 acre parcel of land from Light Industrial to Office Commercial be continued to the February 5, 2004 Planning Commission meeting.

GENERAL COMMENTS: The applicant is requesting to rezone property located at 1205 E. St. James Street from Flood Hazard District to Office Commercial District on the east portion of the subject property and from Medium Density Residential District to Office Commercial District on the west portion of the subject property. Property located north of the subject property is zoned Medium Density Residential District and Flood Hazard District. Property located east of the subject property is zoned Flood Hazard District. Property located south and west of the subject property is zoned Medium Density Residential District.

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Wellspring has indicated their plans are to extend therapeutic services for youth by enlarging their facility to accommodate an additional 48 youth a day. A portable building is planned to be placed on the parking lot until such time as adequate funds are available. An application to rezone Lots 1-3 of the subject property from Flood Hazard District to Office Commercial District (03RZ052), an application to rezone Lots 4-5 of the subject property from Medium Density Residential District to Office Commercial District (03RZ053), and an application for a Planned Development Designation (03PD060) have been submitted in conjunction with this Amendment to the Comprehensive Plan.

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 identifies the subject property as appropriate for light industrial land use(s). The properties to the south and west of the subject property are identified as appropriate for light industrial land uses. The west portion of the subject property is developed, however the east portion of the subject property is currently void of development. A request to rezone the east portion of this property from Flood Hazard District to Office Commercial District (03RZ052), a request to rezone the west portion of this property from Medium Density Residential District to Office Commercial District (03RZ053) and a request for a Planned Development Designation (03PD060) have been submitted in conjunction with this Amendment to the Comprehensive Plan. A group home for youth is currently located on the subject property. The applicant plans to enlarge their facility to accommodate additional youth.

The legal description for the Amendment to the Comprehensive Plan was incorrect. Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 1.24 acre parcel of land from Light Industrial to Office Commercial be continued to the February 5, 2004 Planning Commission meeting to allow the application to be correctly advertised.

As of this writing, the sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 22, 2004 Planning Commission meeting if these requirements have not been met. Staff has received one inquiry but no objections regarding the proposed request at the time of this writing.

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