

STAFF REPORT

April 8, 2004

No. 04CA015 - Amendment to the Comprehensive Plan to change the future land use designation on a 7.23 acre parcel from Residential to General Commercial

ITEM 30

GENERAL INFORMATION:

PETITIONER	GELD, LLC
REQUEST	No. 04CA015 - Amendment to the Comprehensive Plan to change the future land use designation on a 7.23 acre parcel from Residential to General Commercial
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, GELD Subdivision, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.23 acres
LOCATION	West of Haines Avenues and north of Disk Drive
EXISTING ZONING	Low Density Residential District/General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District w/PDD
South:	General Commercial District
East:	General Commercial District w/PDD
West:	Low Density Residential District w/PDD
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/18/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 7.23 acre parcel from Residential to General Commercial be approved in conjunction with the associated rezone request.

GENERAL COMMENTS: The subject property is located north of Disk Drive approximately 150 feet west of Haines Avenue. The property was annexed into the City of Rapid City in 1985. A portion of the property is currently zoned Low Density Residential. The remainder of the property is zoned General Commercial. The property is bordered by General Commercial property to the south and east. The property located to the north and west is zoned Low Density Residential. The applicant is requesting that the Comprehensive Plan be amended to change the future land use designation for the subject property from Residential to General Commercial.

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The applicant has also submitted a request to rezone the portion of the property that is currently zoned Low Density Residential to General Commercial.

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 the changing market place, periodic adjustments to reflect changing conditions will be required.

The subject property is currently void of any structural development. The property is located in an area with numerous General Commercial zoned properties. The property located to the north and west of the subject property is zoned Low Density Residential. The properties located to the south and east are zoned General Commercial. The Comprehensive Plan identifies the subject property as appropriate for a Residential Zoning District.

Staff recommends approval of the requested Amendment to the Comprehensive Plan.