

STAFF REPORT
November 24, 2004

No. 04CA063 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Plan from a Planned Residential Development with one dwelling unit per three acres of Office Commercial with a Planned Development Designation

ITEM 23

GENERAL INFORMATION:

| | |
|----------------------------|--|
| PETITIONER | Mike Tennyson and Pat Tlustos |
| REQUEST | No. 04CA063 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Plan from a Planned Residential Development with one dwelling unit per three acres to Office Commercial with a Planned Development Designation |
| EXISTING LEGAL DESCRIPTION | The north 750 feet of the W1/2 of the NW1/4 of the SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 19.65 acres |
| LOCATION | 1350 West Chicago Street |
| EXISTING ZONING | Heavy Industrial District |
| SURROUNDING ZONING | |
| North: | Park Forest District |
| South: | Flood Hazard District |
| East: | Flood Hazard District |
| West: | Park Forest District |
| PUBLIC UTILITIES | City sewer and water |
| DATE OF APPLICATION | 10/27/2004 |
| REVIEWED BY | Linda Foster / Curt Huus |

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximately 11.19 acre portion of a parcel from a Planned Residential Development with a maximum density of one dwelling unit per three acres to Office Commercial with a Planned Development Designation be approved.

GENERAL COMMENTS: The subject property contains approximately 19.65 acres and is located at the western terminus of W. Philadelphia Street and W. Chicago Street. The North Rapid Neighborhood Area Future Land Use Map currently designates the southern most

STAFF REPORT
November 24, 2004

No. 04CA063 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Plan from a Planned Residential Development with one dwelling unit per three acres of Office Commercial with a Planned Development Designation

ITEM 23

8.46 acres of this parcel as Office Commercial. The northern most 11.19 acres is designated as a Planned Residential Development with a maximum density of one dwelling unit per three acres. The property is currently zoned Heavy Industrial District and Park Forest District. The property located north of the subject property is zoned Park Forest District. The property located south and east of the subject property is zoned Flood Hazard District. The property located west of the subject property is zoned Park Forest District.

Currently, the Federal Beef Processing Plant has facilities located on the property; however, the plant was destroyed by a fire on January 30, 2001, and is not operational at this time. The applicant has also submitted a request to rezone the subject property from Heavy Industrial and Park Forest District to Office Commercial District (04RZ047, 04RZ056) in conjunction with a Planned Development Designation (04PD067) and 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.

Staff has reviewed this proposed comprehensive plan amendment for conformance with the six criteria for review of comprehensive plan amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of the Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within the North Rapid Future Neighborhood Area. The property is the site of the Federal Beef Processing Plant, which is no longer operational. The property is located adjacent to West Street. Sewer and water are located on the property. The Comprehensive Plan indicates that the property is appropriate for Residential land uses. This Amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for Office Commercial land uses. The Office Commercial designation is consistent with the Office Commercial Zoning District and would allow the full range of residential uses allowed in a Medium Density Residential Zoning District as well as professional office uses. This change is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

2. *Whether the proposed change is warranted by changed conditions within the*

No. 04CA063 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Plan from a Planned Residential Development with one dwelling unit per three acres of Office Commercial with a Planned Development Designation

ITEM 23

neighborhood surrounding and including the subject property.

The subject property is located adjacent to West Street in the North Rapid Neighborhood Area. This portion of the neighborhood consists of residential, commercial and public land uses. The subject property is currently zoned Heavy Industrial and Park Forest with the remains of the Federal Beef Processing Plant still located on the property. The proposal to rezone the property to Office Commercial Zoning District is complimentary to the adopted Planned Residential Development, Office Commercial and Public land uses.

- 3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently zoned Heavy Industrial and Park Forest District. The property located north of the subject property is zoned Park Forest District. The property located south and east of the subject property is zoned Flood Hazard District. The property located west of the subject property is zoned Park Forest District. The Comprehensive Plan indicates that the subject property is appropriate for Residential land uses. The subject property is a portion of a larger parcel containing the Federal Beef Processing Plant. The subject property is located in the North Rapid Future Land Use Area and is now ready for re-development. The Comprehensive Plan Amendment would change the land use from a Planned Residential Development with a maximum density of one dwelling unit per three acres to Office Commercial with a Planned Development Designation. The re-development of this property is a continuation of Office Commercial future land use designations to the south, southwest and southeast; therefore, this change would be compatible with the proposed uses surrounding the subject property.

- 4. Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation.*

The subject property is adjacent to West Street. Sewer and water services are located on the property. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

- 5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The property is the site of the Federal Beef Processing Plant, which is no longer operational and is now ready for re-development. The water, sewer and street connections are located adjacent to the subject property. The proposed amendment would allow for a transition from Heavy Industrial to Office Commercial use, which is more consistent with the adopted surrounding Residential, Office Commercial, and Public land uses.

STAFF REPORT
November 24, 2004

No. 04CA063 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Plan from a Planned Residential Development with one dwelling unit per three acres of Office Commercial with a Planned Development Designation

ITEM 23

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The infrastructure is in place on the subject property. The change would be consistent with the North Rapid Future Land Use Plan in the area. Staff has identified that the subject property lies within the 100 and 500 year flood plains, requiring a floodplain development permit prior to building on the property. The Morningside Drainage Basin Design Plan identifies the land use as Heavy Industrial and Park Forest. On-site detention to reduce peak flows to Rapid Creek may be required. The water service exists in the low-pressure zone and will not serve above an elevation of 3300 feet. The northwestern portion of the property is above 3300 feet elevation.

The Future Land Use Committee reviewed this request on November 5, 2004 and recommended approval of the proposed Comprehensive Plan Amendment based on the findings outlined in this report.