

STAFF REPORT
January 6, 2005

No. 04CA065 - Amendment to the Comprehensive Plan to change the land use designation on a 3.5 acre parcel from Residential to General Commercial with a Planned Commercial Development

ITEM 25

GENERAL INFORMATION:

PETITIONER	FMG Engineering for F&A Properties
REQUEST	No. 04CA065 - Amendment to the Comprehensive Plan to change the land use designation on a 3.5 acre parcel from Residential to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	That part of the NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, that lies within the following description: Commencing at a 1/2" rebar at the northeast corner of Block 1 of Lakota Subdivision No. 1; thence S89°52'10"E, 235.82 feet to a 1/2" rebar at the northeast corner of the Unplatted Balance of the NE1/4 of the NW1/4 of Section 25; thence S00°02'17"E, 653.54 feet to a point at the southeast corner of the Unplatted Balance of the NE1/4 of the NW1/4 of Section 25; thence S89°57'12"W, 236.24 feet to a 1/2" rebar at the southeast corner of Block 1 of Lakota Subdivision No. 1; thence N00°00'05"W, 654.27 feet to a 1/2" rebar at the northeast corner of Block 1 of Lakota Subdivision No. 1 at the point of beginning; all located in NW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.54 acres
LOCATION	West of Haines Avenue, South of Mall Drive, North of Paha Sapa Drive, East of Lakota Homes
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Neighborhood Commercial District/Low Density Residential District
South:	Low Density Residential District
East:	General Commercial District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/16/2004

STAFF REPORT
January 6, 2005

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ITEM 25

REVIEWED BY

Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 3.5 acre parcel from Residential to General Commercial with a Planned Commercial Development be approved in conjunction with the associated Rezoning request and Planned Commercial Development – Initial Development Plan.

GENERAL COMMENTS: **(This Staff Report was revised on December 27, 2004. All revised and/or added text is shown in bold text.) This item was continued at the December 9, 2004 Planning Commission meeting to allow the applicant time to meet with the property owners in the area to discuss the proposed development for the subject property.**

The applicant indicated that on December 13, 2004 he met with the property owners in the area of the subject property to discuss the proposed development of the subject property. On January 4, 2005 the applicant and staff will meet with the residents in the area to discuss the development of the subject property. Staff will report to the Planning Commission about the meeting at the January 6, 2005 Planning Commission meeting.

The subject property is located west of Haines Avenue between Mall Drive and Pahasapa Road. The subject property is currently zoned Low Density Residential. The property is located adjacent to Low Density Residential properties to the north, west, and south. The properties located east of the subject property are zoned General Commercial. 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 with a Planned Commercial Development. The Comprehensive Plan and the Future Land Use Map identify the subject property as appropriate for residential development. The applicant has also submitted a request to rezone the subject property from Low Density Residential to General Commercial (04RZ057), and to place a Planned Commercial Development – Initial Development Plan (04PD072) on the property.

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 the 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.*

STAFF REPORT
January 6, 2005

No. 04CA065 - Amendment to the Comprehensive Plan to change the land use designation on a 3.5 acre parcel from Residential to General Commercial with a Planned Commercial Development

ITEM 25

The Future Land Use Plan is the framework for ensuring orderly and efficient growth of the community. One of the goals of the Future Land Use Plan is to concentrate new growth in the Rapid City urban area and protect existing rural areas from urban sprawl through planned development. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located along Haines Avenue north of Interstate 90. The subject property is currently void of any structural development. The property is located adjacent to Haines Avenue, Mall Drive and Pahasapa Road. The Major Street Plan identifies Haines Avenue as a principal arterial, Mall Drive as a minor arterial and Pahasapa Road as a lane place street. City water and sewer are available at the subject property. The adopted 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 General Commercial land uses with a Planned Commercial Development. This change is consistent with the intent of the Comprehensive Plan to encourage the concentration of new growth in the Rapid City urban area.

- 2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The subject property is located along Haines Avenue between Mall Drive and Pahasapa Road. This portion of the City of Rapid City is a major center for commercial development. A majority of the properties in the area are developed and zoned General Commercial. The subject property is currently zoned Low Density Residential and is void of any structural development. The proposal to rezone the subject property to a General Commercial Zoning District is reflective of a continuation of the commercial development along Haines Avenue.

- 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 Low Density Residential District. The properties located north, west and south of the subject property are zoned Low Density Residential. The properties located east of the subject property are zoned General Commercial. The proposed development of this property is a continuation the commercial development along Haines Avenue. The majority of the properties in this area are already developed as commercial properties; therefore, this change would be compatible with the existing and proposed uses surrounding the subject property. The proposed Planned Commercial Development should provide the necessary protections to insure that the proposed change in land use does not have a significant adverse effect on the surrounding residential properties.

STAFF REPORT
January 6, 2005

No. 04CA065 - Amendment to the Comprehensive Plan to change the land use designation on a 3.5 acre parcel from Residential to General Commercial with a Planned Commercial Development

ITEM 25

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

The subject property is located adjacent to Haines Avenue, Mall Drive and Pahasapa Road. The Major Street Plan identifies Haines Avenue as a principal arterial, Mall Drive as a minor arterial and Pahasapa Road as a lane place street. Care will need to be taken during the development of the site to insure that the adjacent streets are not impacted by the proposed development. Sewer and water services are located adjacent to the subject property.

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

The subject property is located in a commercial area. City water, and sewer are located adjacent to the subject property. The proposed amendment would allow the continuation of the established commercial development pattern along Haines Avenue.

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.*

Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City. The proposed Planned Commercial Development will allow the potential impacts of the development to be mitigated.

Staff has reviewed the request and recommends approval of the request noting that the proposed Planned Commercial Development will allow the potential impacts of the development to be mitigated.

Staff recommends the Comprehensive Plan Amendment request be approved in conjunction with the associated Rezoning request and Planned Commercial Development – Initial Development Plan.