

STAFF REPORT  
January 6, 2005

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**No. 04CA066 - Comprehensive Plan Amendment to the North Rapid Neighborhood Area Future Land Use Plan for a 2.56 acre parcel of land from Light Industrial to Medium Density Residential with a Planned Residential Development**

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**ITEM 26**

GENERAL INFORMATION:

PETITIONER	Don Wrede-TSP for Rob Poepfel
REQUEST	<b>No. 04CA066 - Comprehensive Plan Amendment to the North Rapid Neighborhood Area Future Land Use Plan for a 2.56 acre parcel of land from Light Industrial to Medium Density Residential with a Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	All that portion of Block 4 of Feigel Subdivision, located in the NE1/4, SE1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, as shown by the plat of record, more particularly described as follows: commencing at the southwest corner of Lot 2, Block 4 of Feigel Subdivision; thence S89°58'42"W along the south boundary of Block 4 a distance of 250 feet; thence N00°00'01" W a distance of 290.17 feet; thence N89°57'41"E parallel with the north boundary of Block 4, a distance of 249.65 feet; thence S00°00'01"E along the west boundary of Lots 1 and 2, Block 4 of Feigel Subdivision, a distance of 290.14 feet to the point of beginning
PROPOSED LEGAL DESCRIPTION	All that portion of Block 4 of Feigel Subdivision, located in the NE1/4, SE1/4 of Section 31, T2N, R8E, BHM, Pennington County, Rapid City, South Dakota more legally described as commencing at the southwest corner of Lot 2, Block 4 of Feigel Subdivision; thence S89° 58'42" W along the south boundary of Block 4 a distance of 250 feet; thence N00° 00'01" W a distance of 290.17 feet; thence N 89° 57'41"E parallel with the north boundary of Block 4, a distance of 249.65 feet; thence S00°00'01"E along the west boundary of Lots 1 and 2, Block 4 of Feigel Subdivision, a distance of 290.14 feet to the point of beginning
PARCEL ACREAGE	Approximately 2.56 acres
LOCATION	900 E. Watertown Street
EXISTING ZONING	Light Industry District

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**SURROUNDING ZONING**

North:	Medium Density Residential District
South:	General Agriculture District
East:	Light Industry District
West:	Light Industry District

**PUBLIC UTILITIES**                      City water and sewer

**DATE OF APPLICATION**              12/13/2004

**REVIEWED BY**                          Todd Tucker / Bob Dominicak

**RECOMMENDATION:**

The Future Land Use Committee recommends that the Comprehensive Plan Amendment to the North Rapid Neighborhood Area Future Land Use Plan for a 2.56 acre parcel of land from Light Industrial to Medium Density Residential with a Planned Residential Development be approved.

**GENERAL COMMENTS:**

The subject property is located north of East Watertown Street between Riley Avenue and North Cherry Avenue. The subject property is currently zoned Light Industrial. The property is located adjacent to Medium Density Residential properties to the north. The properties located to the east and west are zoned Light Industrial. The properties located to the south of the subject property are zoned General Commercial. The applicant is requesting that the North Rapid Area Future Land Use Plan be amended from Light Industrial to Medium Density Residential with a Planned Residential Development for the subject property. The Comprehensive Plan and the North Rapid Area Future Land Use Plan identify the subject property as appropriate for Light Industrial development. The applicant has also submitted a request to rezone the subject property from Light Industrial to Medium Density Residential (04RZ062), and to place a Planned Residential Development – Initial Development Plan (04PD081) 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.*

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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 north of East North Street and east of North LaCrosse Street. The subject property is currently void of any structural development. The property is located adjacent to East Watertown Street which is identified as a lane/place street on the Major Street Plan. City water and sewer are available at the subject property. 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 north of East North Street and east of North LaCrosse Street. This portion of the City of Rapid City has a mixture of land uses with the majority of the properties being developed and zoned Medium Density Residential. The subject property is currently zoned Light Industrial and is void of any structural development. The proposal to rezone the subject property to a Medium Density Residential Zoning District is consistent with the existing residential development in the area.

- 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 Light Industrial District. The properties located to the north are zoned Medium Density Residential. The properties located to the east and west of the subject property are zoned Light Industrial. The properties located to the south of the subject property are zoned General Commercial. The proposed development of this property is a continuation the existing residential development in the area. The majority of the properties in this area are already developed as residential properties; therefore, this change would be compatible with the existing and proposed uses surrounding the subject property. The proposed Planned Residential 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 properties.

- 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 East Watertown Street. The Major Street Plan identifies East Watertown Street as a lane/place street. Sewer and water services are located adjacent to the subject property.

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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 an area of mixed land uses. City water, and sewer are located adjacent to the subject property. The proposed amendment would allow the continuation of the established residential development in the area.

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 significant adverse effects that this Comprehensive Plan Amendment would have on the surrounding area or on the City. The proposed Planned Residential Development will allow the potential impacts of the development to be mitigated.

The Future Land Use Committee has reviewed the request and recommends approval of the request noting that the proposed Planned Residential Development will allow the potential impacts of the development to be mitigated.