

STAFF REPORT
April 7, 2005

No. 05CA019 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.58 acre parcel of land from Medium Density Residential to Light Industrial

ITEM 28

GENERAL INFORMATION:

PETITIONER	Marty Jacob for MJB Company, Inc.
REQUEST	No. 05CA019 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.58 acre parcel of land from Medium Density Residential to Light Industrial
EXISTING LEGAL DESCRIPTION	Lots 1 thru 8 inclusive and Lots 21 thru 28 inclusive in Block 7 and Lots 1 thru 7 inclusive in Block 12; all located in Northside Addition, NW1/4 Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.58 Acres
LOCATION	826 East Monroe Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/8/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.58 acre parcel of land from Medium Density Residential to Light Industrial be continued to the April 21, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located east of North Spruce Street and west of Gold Finch Road between East Adams Street and East Madison Street. The subject property is currently developed with an office, large commercial garage and a storage lot for vehicles.

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In 1920, the subject property was zoned commercial and was subsequently rezoned to residential in 1935. In 1947, a Building Permit was issued for a private shop on the subject property. In 1999, an inspector's report was issued indicating that the existing structure was no longer being used for commercial purposes but was for personal storage.

As previously indicated, the subject property is currently developed with an office, large commercial garage and a storage lot for vehicles. Currently, the use of land specifically identified as a towing facility is not listed in the Zoning Regulations. The applicant is now requesting a Comprehensive Plan Amendment to change the future land use designation on the subject property from Medium Density Residential to Light Industrial. The applicant has also submitted a Rezoning request (05RZ029) to change the current zoning from Medium Density Residential to Light Industrial and a Determination of Use application (05DU001) to determine if a towing company is appropriate in the Light Industrial Zoning District.

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.

On March 18, 2005, the Future Land Use Committee discussed the proposed amendment to the Comprehensive Plan. After discussing the location of the subject property and its proximity to residentially zoned properties, the Future Land Use Committee recommended that this item be continued to the April 21, 2005 Planning Commission meeting to allow the committee time to visit the site and the surrounding properties.