

STAFF REPORT

June 9, 2005

No. 05CA026 - Amendment to the Comprehensive Plan to change the future land use designation parcel from Light Industrial to General Commercial

ITEM 25

GENERAL INFORMATION:

PETITIONER	Joseph A. Carlin, Jr. for D. Hamm Limited Partnership/Joe & Michele Carlin
REQUEST	No. 05CA026 - Amendment to the Comprehensive Plan to change the future land use designation parcel from Light Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	Lots 17 through 22, Block 3, Section 35, T2N, R7E, and the north 40 feet of Lots 8, 8B, and 9 through 12, and the south 40 feet of the vacated Rapid Street adjacent to said lots, Block 6 all located in Riverside Addition, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1 acre
LOCATION	At the intersection of Sum Place, Twelfth Street and West Rapid Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/13/2005
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 1.0 acre parcel from Light Industrial to General Commercial be approved.

GENERAL COMMENTS: The subject property contains approximately 1.0 acre and is located at the intersection of 12th Street and West Rapid Street. Land located south of the subject property is zoned Light Industrial District. Land located north, east and west of the subject property is zoned General Commercial District. An unoccupied structure and miscellaneous debris are located on the property.

STAFF REPORT

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No. 05CA026 - Amendment to the Comprehensive Plan to change the future land use designation parcel from Light Industrial to General Commercial

ITEM 25

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 any Future Land Use Plan is to preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development by ensuring that there are adequate areas zoned for commercial and industrial uses. The objective is to encourage geographically convenient, compact and accessible retail areas throughout the City so as to provide the widest possible variety of goods and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within an area proposed to be redeveloped. The property owner plans to remove an abandoned industrial site and debris in the area and construct a commercial building to better utilize the property that is located near downtown Rapid City and surrounded by commercial development.

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

The subject property is located within an area that is developed into commercial and industrial uses. An unoccupied industrial structure is currently located on the property. Water and sewer are located on the subject property. The applicant plans to revitalize the area by removing the current structure and surrounding debris. The applicant has included a request to rezone the subject property from Light Industrial District to General Commercial District. This area was an industrial area; however, over the last several years has been changing to a commercial area. With the reconstruction of Omaha Street, the shift from industrial to commercial development has increased. Additional commercial buildings have been constructed in the area, including a new bank currently under construction. The Future Land Use Committee met on May 13, 2005 and recommended amending the Comprehensive Plan by changing the land use designation for the subject property from Light Industrial to General Commercial. The proposed change is warranted by the changing land uses in the area from industrial to commercial.

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

STAFF REPORT

June 9, 2005

No. 05CA026 - Amendment to the Comprehensive Plan to change the future land use designation parcel from Light Industrial to General Commercial

ITEM 25

The property located north, east and west of the subject property is currently zoned General Commercial District. As noted previously, the surrounding area once was an industrial area. Since the 1972 Flood, the Omaha Street area has been in transition from industrial uses to commercial uses. Stimulated by the reconstruction of Omaha Street, the location of the adjacent Greenway, and the proximity to downtown, the industrial structures have been replaced by commercial businesses. The proposal to rezone the subject property to General Commercial District is reflective of a continuation of the commercial development proposed for the area.

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

The subject property is adjacent and has access to 12th Street and West Rapid Street and is located one block from Omaha Street, a principal arterial street. Sewer and water services are located on the subject property. Infrastructure is in place to accommodate continued redevelopment.

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 that is seeing continued re-development. The proposed amendment would allow the subject property to continue the infill development of this area. With the availability of water, sewer and street connections to the subject property, the proposed amendment will allow the continuation of the established commercial development.

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 close proximity to the subject property and commercial development is currently established in the area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the June 9, 2005 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use from Light Industrial to General Commercial be approved.