

STAFF REPORT
September 8, 2005

**No. 05CA034 - Amendment to the Comprehensive Plan to change
the future land use designation from Residential to Light Industrial**

ITEM 22

GENERAL INFORMATION:

PETITIONER	Mark and Sandra Armstrong d/b/a Sand Mark II, LLC
REQUEST	No. 05CA034 - Amendment to the Comprehensive Plan to change the future land use designation from Residential to Light Industrial
EXISTING LEGAL DESCRIPTION	Lot I of Tract A of Schlottman Addition, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.300 acres
LOCATION	2302 East Saint Andrew Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/5/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Light Industrial be approved.

GENERAL COMMENTS: The subject property is located at 2302 East Saint Andrew Street and was formerly Rapid Skate. The subject property is currently zoned General Commercial District. The properties adjacent to the subject property on the north, south, east and west sides are all zoned Light Industrial District. The applicant is proposing to locate an engraving business on the property.

The applicant is also requesting to rezone the property from General Commercial District to Light Industrial District (05RZ050).

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

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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 surrounded by properties currently zoned Light Industrial District. Amending the Comprehensive Plan from Residential to Light Industrial would allow for infill development in this area.

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

The subject property is currently zoned General Commercial District and was formerly Rapid Skate. A change in the use of the property has been proposed to accommodate a light industrial use. All of the surrounding properties are currently zoned Light Industrial District. The proposed change would allow for the continuation of light industrial uses 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 subject property is currently zoned General Commercial District. The properties located north, south, east and west of the subject property are zoned Light Industrial District. Because the subject property is adjacent on all sides to light industrial land uses, designating the property as Light Industrial would provide a continuation of existing uses.

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

Sewer and water services are on the subject property and the street network accessing the property is in place. With the existing infrastructure in place, the proposed amendment does not appear to have any significant 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 subject property is located in an area of light industrial development. With water, sewer

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and street connections to the subject property, the proposed amendment will allow the continuation of the established light industrial 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.*

Infrastructure is in place for the subject property and the change would be consistent with the existing neighborhood development. Staff has not been able to identify any significant adverse effects.