

STAFF REPORT
January 5, 2006

No. 05CA045 - Amendment to the Comprehensive Plan to the Future Land Use Plan from Light Industrial to General Commercial **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Baffuto Architectura for Destiny Foursquare Church
REQUEST	No. 05CA045 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation from Light Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Buckingham Addition all located in the N1/2 of the NW1/4 of the SE1/4 of the SE1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.109 acres
LOCATION	901 and 927 East Philadelphia Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Light Industrial District
East:	Light Industrial District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Karen Bulman / Not Assigned

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to revise the North Rapid Neighborhood Area Future Land Use Plan to change the future land use from Light Industrial to General Commercial be approved.

GENERAL COMMENTS: This developed property contains approximately 3.109 acres and is located at 901 and 927 East Philadelphia Street, south of North Street and west of Cambell Street. Land located north of the subject property is zoned General Commercial District. Land located west of the property is zoned Public District. Land located east and south of the subject property is Light Industrial District. An application for a Rezoning from Light Industrial District to General Commercial District (05RZ063) has been submitted in conjunction with the Comprehensive Plan Amendment for the subject property.

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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 encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to encourage in-fill and full utilization of properties and avoid scattered or strip residential, commercial and industrial development outside the urban areas. Changing the inactive industrial property to a commercial property reutilizes the infrastructure and public improvements within the area. Another goal of any Future Land Use Plan is to provide for community activities and employment. These facilities should meet the needs of residents and be integrated into the fabric of the community. The objective is to encourage retail establishments and businesses that are convenient to and serve neighborhood residents, yet are compatible with but not intrusive upon residential neighborhoods. The subject property was developed as an industrial warehouse. Water and sewer are located on the property and major street access is adjacent to the property. Residential properties are located west of the subject property. The redevelopment of the property from industrial uses to a church would serve the adjacent neighborhood. The proposed change will act as a buffer between the stable residential neighborhood and public land uses located west of the subject property from the light industrial land uses to the east of the subject property.

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 refurbishing the structure into a church. The applicant has included a request to rezone the subject property from Light Industrial District to General Commercial District. This area has been an industrial area; however, general commercial structures are located north of the property and along Cambell Street to the east.

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

The property located north of the subject property is currently zoned General Commercial

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District. Property located west of the subject property is zoned Public District. Property located south and east of the subject property is zoned Light Industrial District. The subject property is located adjacent to Philadelphia Street and located west of Cambell Street. General Commercial District allows churches within that district and is compatible with the surrounding general commercial land uses.

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 Philadelphia Street and Cambell Street, a principal arterial street. City water and sewer are located on the property and will accommodate continued redevelopment. The proposed General Commercial land use would allow use of the land for a church without any significant adverse effects on the environment or services in the area.

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 developed as commercial and industrial uses. With the availability of water, sewer and street connections to the subject property, the proposed amendment will allow the continuation of infill development of this area. General Commercial land use adjacent to a principal arterial street appears to be an orderly development pattern and an appropriate land use for the subject property.

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 been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed amendment at the time of this writing.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use from Light Industrial to General Commercial be approved.