

STAFF REPORT
January 26, 2006

No. 05CA049 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development

ITEM 26

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05CA049 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	The property described: the north 200 feet of Lot 1, Neff's Subdivision No.3; and the eastern most 440 feet and southern most 450 feet of the SW1/4 SW1/4 lying east of Lot1, Neff's Subdivision; all located in Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.46 acres
LOCATION	East of the intersection of East Anamosa Street and Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	General Commercial District (Planned Commercial Development)
East:	No Use District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	12/9/2006
REVIEWED BY	Karen Bulman / Not Assigned

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from Medium Density Residential with a Planned Residential Development to

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General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 5.46 acres and is located south of Interstate 90 and east of Elk Vale Road. The subject property was annexed into the City effective July 22, 2003 and placed in a No Use Zoning District. The properties located north and east are zoned No Use District. The properties located south and west are zoned General Commercial District with a Planned Commercial Development.

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. 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, as well as the surrounding property, is undeveloped. Future development of the area for commercial use is anticipated. Water and sewer are in the area and will be extended to the subject property as development occurs. Elk Vale Road, a principal arterial road, is located west of the subject property. The proposed change appears to be consistent with the intent of the comprehensive plan.

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

The subject property was annexed into the City limits in July 2003. The Future Land Use Committee has met with the property owners several times to review this area as it relates to the Elk Vale Neighborhood Future Land Use Plan and recommends approval of the change in use from Medium Density Residential with a Planned Residential Development to General

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Commercial with a Planned Commercial Development. The undeveloped property is located within an area that is planned for development into commercial uses. Water and sewer are in the area and will be extended as development occurs. The applicant has included a request to rezone the subject property from No Use District to General Commercial District (05RZ067).

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

The properties located north and east of the subject property are currently zoned No Use District. Properties located south and west of the subject property are currently zoned General Commercial District with a Planned Commercial Development. The subject property is located east of Elk Vale Road, a principal arterial road. The surrounding property is proposed to be General Commercial District, Office Commercial District and Low Density Residential District. Zoning the property with a Planned Commercial Development will provide a mechanism to address any mitigating issues that may develop with the lesser residential land uses and the commercial uses surrounding the property.

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

The subject property is adjacent to and has access to Elk Vale Road, a principal arterial street. City water and sewer will be extended to the property as development occurs. The proposed General Commercial land use with a Planned Commercial Development would not have a significant adverse effect 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 proposed to be developing as commercial 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 General and Office Commercial land uses and within close proximity to Elk Vale Road, 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 proposed for this area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

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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 26, 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 Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development be approved.