

STAFF REPORT
September 21, 2006

No. 06CA030 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Medium Density Residential to General Commercial with a Planned Commercial Development

ITEM 18

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06CA030 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Medium Density Residential to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	A tract of land located in the NE1/4 SE1/4, and the SE1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota. More particularly described as follows: Commencing at the Northwest corner of Highway Lot H1 as recorded on page 163 of Highway Plat Book 10, said point being consistent with the Northeast corner of Right-of-Way at the intersection of Spruce Street and Farnwood Avenue, this point being the True Point of Beginning; Thence S89°45'36"E a distance of 395.85 feet to a point on the north line of said Lot H1; Thence S00°00'42"E a distance of 80.00 feet to a point on the south line of said Lot H1; Thence N89°45'36"W a distance of 395.84 feet to the southwest corner of said Lot H1; Thence N00°01'26"W a distance of 80.00 feet to the point of beginning; Said tract of land containing 0.73 Acres, more or less.
PARCEL ACREAGE	Approximately 0.73 acres
LOCATION	At the eastern terminus of Farnwood Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	Medium Density Residential District
East:	General Agriculture District
West:	Right-of-Way – General Commercial District
PUBLIC UTILITIES	City water and sewer

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DATE OF APPLICATION 8/25/2006

REVIEWED BY Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Medium Density Residential to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This undeveloped property contains approximately .73 acres and is located at the eastern terminus of Farnwood Avenue, east of LaCrosse Street and south of Interstate 90. The property is currently zoned Medium Density Residential District. Land located north of the subject property is zoned General Commercial District with a Planned Commercial Development. Land located east of the subject property is zoned General Agriculture District. Land located west of the subject property is zoned General Commercial District and Right-of-way. Land located south of the subject property is zoned Medium Density Residential District. In addition to this Comprehensive Plan Amendment application, the applicant has submitted a Rezoning request for the subject property from Medium Density Residential District to General Commercial District (06RZ035), a Planned Development Designation (06PD066), a Comprehensive Plan Amendment to change the land use on the adjacent property from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (06CA029), and a Rezoning request for the adjacent property from General Agriculture District to General Commercial District (06RZ033).

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 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. This change is consistent with the intent of the City's Comprehensive Plan to encourage the orderly extension of contiguous growth along the City's fringe.

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

The undeveloped subject property and the adjacent undeveloped property are proposed for future commercial development. The majority of the adjacent property north of the subject property is currently zoned General Commercial District with a Planned Commercial Development in anticipation of a proposed commercial development. This small portion of the proposed area is identified as appropriate for Medium Density Residential land use. The proposed Amendment to the Comprehensive Plan to change that land use to General Commercial with a Planned Commercial Development and the subsequent rezoning of the subject property to General Commercial will allow the entire property to be zoned appropriately for commercial development.

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 zoned General Commercial District with a Planned Commercial Development. The property located south of the subject property is zoned Medium Density Residential District. The property located west of the subject property is zoned General Commercial District. The property located east of the subject property is zoned General Agriculture District as a holding zone. The proposed amendment to change the land use from Medium Density Residential to General Commercial with a Planned Commercial Development appears to be compatible with the commercial uses adjacent to the subject property.

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

The existing streets and utilities adjacent to the subject property are designed to serve a General Commercial development. LaCrosse Street, an arterial street on the City's Major Street Plan, is located west of the subject property. Future street improvements and infrastructure improvements will be completed with the future commercial development of the subject property. With the extension of that infrastructure, 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 undeveloped area that is now ready for development. Street and infrastructure improvements will be extended as development occurs. The proposed amendment will allow the continuation of commercial development within the City. The proposed change would result in a logical and orderly development pattern.

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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.*

City water and sewer will be extended into the subject property and street networks are located adjacent to the subject property. The existing street and utilities adjacent to the subject property are designed adequately to serve a General Commercial development. Adequate water and sanitary sewer service is available to support general commercial development. In addition, the Initial and Final Planned Residential Development will help to mitigate any negative effects the development may have on existing or future land uses in the area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will 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 September 21, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.