

STAFF REPORT
December 7, 2006

No. 06CA046 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from General Commercial to Light Industrial with a Planned Light Industrial Development

ITEM 24

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06CA046 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from General Commercial to Light Industrial with a Planned Light Industrial Development
EXISTING LEGAL DESCRIPTION	Lot 1B of Starlite Subdivision located in the SW1/4 SW1/4, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.48 acres
LOCATION	Southeast corner of Beale Street and Dyess Avenue and north of Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District - General Agriculture District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

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 General Commercial to Light Industrial with a Planned Light Industrial Development be **approved**.

GENERAL COMMENTS: **This staff report has been revised as of November 29, 2006. All revised and/or added text is shown in bold print. This application was continued at the November 22, 2006 Planning Commission to allow the applicant to submit an application for a Planned Development Designation.** This undeveloped property contains approximately 5.48 acres and is located at the southeast corner of Beale Street

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and Dyess Avenue and north of Eglin Street. Land located west of the subject property is zoned General Commercial District. Land located east of the property is zoned Light Industrial District. Land located south of the subject property is zoned Light Industrial and General Agriculture Districts. Land located north of the subject property is zoned General Agriculture District. In addition to this Amendment to the Comprehensive Plan application, the applicant has submitted a Rezoning from General Commercial District to Light Industrial District (06RZ061). A Planned Development Designation will need to be submitted in conjunction with this Amendment to the Comprehensive Plan.

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. Plans for the future extension of water and sewer along the Eglin Street corridor will increase the development of this area. In addition, 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 and employment opportunities. Adequate areas zoned for commercial and light/heavy industrial uses are needed to promote economic development. The subject property is located adjacent to Light Industrial and General Commercial Zoning Districts. This change is not inconsistent with the intent of the City's Comprehensive Plan to ensure that there are adequate areas zoned for commercial and light/heavy industrial uses.

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

The subject property is currently undeveloped; however, proposed plans to extend water and sewer within the area have encouraged in-fill development of the subject property. The applicant has included a request to rezone the subject property from General Commercial District to Light Industrial District. In addition, staff is recommending that a Planned Development Designation be submitted for the subject property due to the location of the property along US Interstate 90, a major corridor into Rapid City. The changing conditions

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in the area through the future extension of water and sewer increases the potential development of the property.

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

The property is currently zoned General Commercial District. The property located north of the subject property is zoned General Agriculture District. The property located south of the subject property is zoned Light Industrial and General Agriculture Districts. The property east of the subject property is zoned Light Industrial District. The property located west of the subject property is zoned General Commercial District. The Comprehensive Plan indicates that the subject property is appropriate for General Commercial land uses. Land located south and east of the subject property is Light Industrial uses. Land located west of the subject property is undeveloped. Land located across U.S. Interstate 90 and north of the subject property is undeveloped. This development would be a continuation of industrial development already located within the area to the south and east and would be compatible with uses in the surrounding area. As indicated, Staff is recommending that a Planned Development Designation be submitted in conjunction with this application as the subject property is located along US Interstate 90, a highly visible corridor into Rapid City.

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

The subject property is located adjacent to Eglin Street and has access to US Interstate 90. Future plans are to extend water and sewer along Eglin Street to the area. With the provision of water and sewer to the property, the proposed amendment does not appear to have an adverse effect on the surrounding properties. In addition, the recommendation to submit a Planned Development Designation will serve as a tool to mitigate any potential negative impacts the industrial use may have on the adjacent properties and the entrance into Rapid City.

- 5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Existing light industrial developments are located south and east of the subject property. The balance of the surrounding property is undeveloped. The proposed amendment will allow the continuation of in-fill development within the City and the continuation of industrial development in the area.

- 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 future extension of water and sewer will serve the subject property. The Initial and Final Light Industrial Development Plan will address any potential negative impacts that the

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development of the area may have on this major corridor into the City. With the addition of the associated Planned Development Designation, 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 on November 22, 2006 if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Light Industrial Development be continued to the December 7, 2006 Planning Commission meeting at the applicant's request to allow the submittal of the Planned Development Designation. **The Planned Development Designation application has been submitted. As such, Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Light Industrial Development be approved.**