

STAFF REPORT
December 7, 2006

No. 06CA049 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development

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GENERAL INFORMATION:

PETITIONER	Paula Anderson
REQUEST	No. 06CA049 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 7 and 8 in Block 3 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .15 acres
LOCATION	615 West Boulevard
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Medium Density Residential District
East:	Central Business District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	11/9/2006
REVIEWED BY	Rodney Proffitt / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development be denied.

GENERAL COMMENTS:

The property in question is within the West Boulevard Historic District, and is currently zoned High Density Residential District. This is a request to change the Comprehensive Plan by revising the identified future land use designation from Residential to Office Commercial with a Planned Commercial Development Designation. An application for rezoning has been

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submitted to change the current zoning to Office Commercial District (06RZ067). The property located north of the property in question is zoned Office Commercial District, and the property located east of the subject property is zoned Central Business District. The properties located south and west of the property in question are zoned Medium Density Residential.

The land use designations for several nearby properties were recently revised from High Density Residential District to Office Commercial with a Planned Development Designation (06CA031 and 06RZ034). Those properties are located in the same block, north of the alley adjacent to St. Joseph Street.

STAFF REVIEW:

The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The purpose of the Comprehensive Plan is to guide and accomplish a coordinated adjusted and harmonious development of the City. In order for the Comprehensive Plan to remain viable and on pace with changing circumstances, adjustments reflecting changed conditions will be required.

Staff has reviewed this proposed Comprehensive Plan Amendment for conformance with the six (6) criteria established in Section 2.60.1260(D) of the Rapid City Municipal Code. A summary of Staff findings follows:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

Goal #4 of the Future Land Use Plan provides that the City is to “maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community’s established neighborhoods.” The objectives and policies to achieve this purpose include:

- Protect stable neighborhoods to prevent encroachment by incompatible commercial and industrial uses and excessively high density residential development.
- Maintain suitable areas and buffers between low-density residential areas and more intensive nonresidential uses.
- Provide an adequate supply of land for multi-family development in order to protect the character of established neighborhoods with high-density residential zoning.

The application appears to be inconsistent with the goals and purposes of the adopted Comprehensive Plan. The existing alley serves as a physical buffer between the existing residential neighborhood and the existing Office Commercial land uses. This request would appear to unduly encroach on a stable neighborhood contrary to the character of that

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established neighborhood.

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

The area in question is developed as single-family, owner-occupied residences, and as noted previously, much of this area remains a stable neighborhood with an established character. Although, there have been some changes in land use designations and zoning nearby, such changes are not so significant to warrant the changes requested by this application.

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

The proposed change will expand the land uses allowed in the area. There is already an Office Commercial District to the east of the subject property, but properties immediately adjacent to the south and west are all residential single-family homes. The proposed change is incompatible with the existing neighborhood lying south of the alley.

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

The proposed amendment allowing commercial encroachment into the residential neighborhood lying south of the alley would appear to result in significant adverse effects.

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

The potential for adverse effects, which may result from the expansion of the physical buffer already in place, does not appear to be logical or orderly. The proposed amendment would result in commercial encroachment into an existing stable neighborhood.

- 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.*

As already noted, goals contained in the City's Future Land Use Plan encourage the protection of existing neighborhoods and the character of those neighborhoods. Only when there are over-riding considerations, such as a need for reinvestment or other economic factors, would it be appropriate to recommend a change in land uses to stabilize and mitigate such issues. Those considerations do not appear to be present in this instance.

The required sign has been posted on the property; however, as of this date, the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission if these requirements have not been met. Staff has not received any inquiries or comments

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regarding this proposed request.

Staff recommends denial of the application to amend the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development.