

STAFF REPORT
May 10, 2007

No. 07CA018 - Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to General Commercial

ITEM 18

GENERAL INFORMATION:

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| PETITIONER | City of Rapid City |
| REQUEST | No. 07CA018 - Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to General Commercial |
| EXISTING LEGAL DESCRIPTION | The eastern 33 feet of Section 5 beginning at the SE corner of Section 5 extending 450 feet northerly and, the western 33 feet of Section 4 beginning at the SW corner of Section 4 extending northerly 450 feet, all located in T1N, R8E, BHM, Rapid City, Pennington County, more generally described as a portion of South Valley Drive south of South Dakota Highway 44. |
| PARCEL ACREAGE | Approximately 0.68 acres |
| LOCATION | Valley Drive south of SD Highway 44 |
| EXISTING ZONING | No Use District |
| SURROUNDING ZONING | |
| North: | No Use District |
| South: | Suburban Residential District (Pennington County) |
| East: | General Commercial District (Pennington County) |
| West: | General Commercial District |
| PUBLIC UTILITIES | NA |
| DATE OF APPLICATION | 4/13/2007 |
| REVIEWED BY | Monica Heller / Emily Fisher |

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to General Commercial be denied without prejudice.

GENERAL COMMENTS: This street right-of-way known as South Valley Drive contains approximately 0.68 acres and is located south of SD Highway 44 East and north of E. St. Patrick Street. The property was annexed into the City limits effective December 3, 2004 (#04AN011). Upon annexation into the City limits, the property was zoned No Use District. The property located north of the subject property is zoned No Use District. The property

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located south of the subject property is zoned Suburban Residential District by Pennington County. The property to the west is General Commercial District. The property located east of the subject property is zoned General Commercial District by Pennington County. An application for a Rezoning from No Use District to General Commercial District (07RZ031) has been submitted in conjunction with the Comprehensive Plan Amendment for the subject property.

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.

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

The subject property has been annexed into the City limits and temporarily placed in a No Use Zoning District. The annexation of the property constitutes the changing condition requiring the Comprehensive Plan Amendment. This street right-of-way known as South Valley Drive contains approximately 0.68 acres and is located south of SD Highway 44 East and north of E. St. Patrick Street.

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

The property located west of the subject property is primarily Light Industrial uses, but is currently zoned as General Commercial. The property located east of the subject property is undeveloped, but is zoned General Commercial. The proposed amendment to change the land use from Light Industrial to General Commercial appears to be compatible with the existing and proposed uses surrounding the subject property.

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

The subject property has access to E. St. Patrick Street and SD Highway 44 East, both are Principal Arterial Streets. Sewer is located on the subject property and water is adjacent to the subject property. 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 street right-of-way known as South Valley Drive and is located south of SD Highway 44 East and north of E. St. Patrick Street. With the availability of water, sewer and street connections to the subject property, the proposed amendment is consistent with the existing development pattern.

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.*

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 certified mailing has not been mailed.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to General Commercial be denied without prejudice to allow staff to revise the legal description to include the street right-of-way north of E. St. Andrew Street. South Valley Drive from the railroad right-of-way to E. St. Patrick Street was annexed into the City. The portion of South Valley Drive from E. St. Andrew Street north to the railroad was inadvertently left out of this application.