

STAFF REPORT
August 7, 2008

No. 08CA025 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Industrial to General Commercial

ITEM 3

GENERAL INFORMATION:

APPLICANT/AGENT	G/GSA, Inc.
PROPERTY OWNER	G/GSA, Inc.
REQUEST	No. 08CA025 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	Lot 3 of Tract D of W-Y Addition, Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.17 acres
LOCATION	4507 South Interstate 90 Service Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District (Pennington County)
South:	Railroad Right-of-way - General Commercial District
East:	Heavy Industrial District (Pennington County)
West:	Box Elder
PUBLIC UTILITIES	Septic system and cistern
DATE OF APPLICATION	7/10/2008
REVIEWED BY	Karen Bulman / Ted Johnson

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Industrial to General Commercial be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 1.17 acres and is located at 4507 South Interstate 90 Service Road. The property was annexed effective May 15, 2008 (#08AN003). The property is currently zoned No Use District. Land located north of the property is zoned General Commercial District by Pennington County. Land located east of the property is zoned Heavy Industrial District by Pennington County. Land located south of the property is zoned General Commercial District. Land located west of the property is in the Box Elder City limits. A wholesale and retail distribution business currently operates from this property.

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The Comprehensive Plan indicates that this property is appropriate for Industrial land uses. An application to rezone the property from No Use District to General Commercial District (#08RZ026) has been submitted in conjunction with this Comprehensive Plan Amendment.

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.

The Future Land Use Committee 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 the Future Land Use Committee's 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. City water will need to be extended to the property during any future development. This change is consistent with the intent of the City's Comprehensive Plan goal to encourage the orderly extension of contiguous growth.

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

The property was annexed into the City limits and zoned No Use District. An application to change the zoning from No Use District to General Commercial District (#08RZ026) has been submitted. The developed property is located at 4507 South Interstate 90 Service Road. The property was zoned General Commercial by Pennington County prior to annexation. The property is located in an area which has been transitioning from industrial uses to higher order commercial activities due to it's proximity to the newly reconstructed Interstate interchange and the Heartland Express. The annexation of the property is the changing condition warranting the change in land use.

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

Prior to annexation, the property was zoned General Commercial District by Pennington County. Land located west of the property is located in Box Elder city limits. Land located south of the property is zoned General Commercial District. Land located north of the property is zoned General Commercial District by Pennington County. The proposed

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amendment to change the land use from Industrial to General Commercial appears to be compatible with the commercial uses adjacent to the property. As previously noted, the uses in this vicinity are transitioning from industrial to commercial as a result of the Heartland Express construction.

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

The property is currently used for a retail and wholesale distribution business. The property currently has a water cistern and sewer septic system. However, city sewer has just been installed along the southern border of the property and is available. Water will be extended in conjunction with a future proposed collector street through the 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.*

A retail and wholesale distribution business is currently located on the site. The proposed amendment will allow the continuation of in-fill development within the City. The existing commercial development and the existence of infrastructure adjacent to the property indicate that the proposed change would result in a logical and orderly 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.*

Sanitary sewer service is adjacent to the property and adequate water is available through an extension of City services from the adjacent property. The Future Land Use Committee 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 been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the August 7, 2008 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.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Industrial to General Commercial be approved.