

STAFF REPORT
November 5, 2009

No. 09CA025 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to Business Park with a Planned Commercial Development

ITEM 9

GENERAL INFORMATION:

APPLICANT	Hoag Land Co. - West Central Mfg.
AGENT	James Hoag
PROPERTY OWNER	Hoag Land Co., LLC
REQUEST	No. 09CA025 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to Business Park with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1 thru 4 of Lot H of Lot 1 of the SW1/4 SE1/4, vacated alley adjacent to said Lots 3 and 4, Lots 3 thru 9 and Lots 5 thru 8 of Lot H of Lot 1 of the SW1/4 SE1/4, Section 6, T1N, R8E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.577
LOCATION	818, 910 and 920 E. St. Andrew Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/29/2009
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION: **The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the land use designation from Residential to Business Park with a Planned Commercial Development be approved.**

GENERAL COMMENTS: **(Update, October 26, 2009. All revised and/or added text is shown in bold print.) This item was continued to the November 5, 2009 Planning Commission meeting to allow development of language regarding conditional uses**

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within the Business Park Zoning District, including the addition of manufacturing and industrial uses provided that those uses are conducted inside the structure.

This developed property contains approximately 4.577 acres and is located north of East Saint Andrew Street, east of Hawthorne Street and south of the South Dakota School of Mines and Technology campus. The property is currently zoned General Commercial District. Land located east of the property is zoned Medium Density Residential District. Land located north, south and west of the property is zoned General Commercial District. The applicant(s) intends to expand in the future and is seeking to bring the properties into compliance with the Zoning Ordinance.

The Adopted Comprehensive Land Use Plan indicates that this property is appropriate for Residential land uses. The Future Land Use Committee reviewed the request and recommends approval of the amendment to change the land use designation from Residential to Business Park with a Planned Commercial Development. An application to rezone the property from General Commercial District to Business Park District (#09RZ042) has been submitted in conjunction with this Comprehensive Plan Amendment. Additionally, the applicant has submitted an application to amend the Business Park Zoning District to allow manufacturing and processing within the District as a conditional use (#09OA007).

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 the adopted 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 and promote economic development by ensuring that there are adequate areas zoned for commercial and light/heavy industrial uses. The Future Land Use Committee noted that this property was located adjacent to existing commercially developed areas as well as the location for potential expansion of the South Dakota School of Mines and Technology supported business ventures. Amending the Comprehensive Plan from Residential to Business Park with a Planned Commercial Development will allow the businesses to expand and further the economic base of the City. As such, the proposed change from residential land uses to business park land uses appears to be consistent with the intent of the comprehensive plan.

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

The Future Land Use Committee identified various neighborhood changes to the neighborhood that warrant the support of the proposed business park expansion. The State of South Dakota is currently seeking funding for the extension of Hawthorne Street from Saint Patrick Street north to Saint Joseph Street. This proposed road extension effectively creates development areas in close proximity to the South Dakota School of Mines and Technology. The applicant(s) has proposed to change the land use designation in order to bring the properties into compliance with the Zoning Ordinance with the intent to expand the current activities. The proposed change from residential land uses to business park land uses appears to be consistent with the changing conditions of the surrounding neighborhood.

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

This property is located adjacent to an area that supports general commercial land uses immediately adjacent to Saint Patrick Street. Land located north, south and west of the property is zoned General Commercial District. Land located east of the property is zoned Medium Density Residential District. The Medium Density Residential District allows both intensive residential uses and commercial uses, similar to the permitted commercial uses in the Business Park District. The Business Park District requires additional screening when adjacent to residential districts to help mitigate potential impacts to adjoining properties. The applicant has also requested a Planned Development Designation that will help ensure buffers are in place to address potential incompatible uses. The proposed amendment to change the land use from Residential to Business Park with a Planned Commercial Development appears to be compatible with the existing uses and the potential South Dakota School of Mines and Technology business expansions.

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

There are three existing manufacturing and distribution stores located on the parcels and the parcels to the south. However, the adjacent parcels to the north, east and west are currently vacant. The surrounding area has experienced some sloughing which could create soil stability issues. However, through the planned development process, those issues can be addressed by clustering the structures to ensure the potential soil stability areas remain as open space. City water and sewer are available to the area. The proposed change from residential land uses to business park land uses would not appear to have any significant adverse effects on the environment, services, facilities or the transportation network.

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

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orderly development pattern.

The proposed amendment will allow the continuation of in-fill development within the City and enhance the existing economic base of Rapid City. The existing commercial and industrial developments in the area indicate that the proposed change will 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 and water is available through City services. The local road network is adjacent to the property. The adjacent property to the north, south and west is zoned General Commercial District. 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 and the receipts from the certified mailing have been returned. Staff received one inquiry regarding the proposal.

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the land use designation from Residential to Business Park with a Planned Commercial Development be approved. However, the applicant has requested the item be continued to the November 5, 2009 Planning Commission meeting in order for the Planning commission to consider the proposed ordinance amendment language in conjunction with the Comprehensive Plan Amendment.

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the land use designation from Residential to Business Park with a Planned Commercial Development be approved.