

STAFF REPORT

June 10, 2010

---

**No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development**

---

**ITEM 7**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mollers Limited Partnership
REQUEST	<b>No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	A portion of Lot 1 of Eastbrooke Subdivision, a portion of the S½ of vacated St. Louis Street right-of-way and a portion of Racine Street right-of way, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the northwesterly corner of Lot 1 of Eastbrooke Subdivision, and the point of beginning, Thence first course: S89°51'08"E, along the northerly boundary of said Lot 1, a distance of 17.37 feet; Thence second course: N00°16'04"E, along the northerly boundary of said Lot 1, a distance of 4.07 feet; Thence third course: S89°49'26"E, along the northerly boundary of said Lot 1, a distance of 467.30 feet, to the northeasterly corner of said Lot 1; Thence fourth course: S89°09'06"E, a distance of 28.63 feet; Thence fifth course: N00°12'18"E, a distance of 4.94 feet; Thence sixth course: S89°30'42"E, a distance of 31.32 feet; Thence seventh course: S00°02'43"W, a distance of 128.60 feet; Thence eighth course: N89°57'17"W, a distance of 545.03 feet, to a point on the westerly boundary of said Lot 1; Thence ninth course: N00°13'38"E, along the westerly boundary of said Lot 1, a distance of 121.33 feet, to the northwesterly corner of said Lot 1 and the point of beginning
PARCEL ACREAGE	Approximately 1.562 acres
LOCATION	North of East Omaha Street between Waterloo Street and Racine Street
EXISTING ZONING	Medium Density Residential District

STAFF REPORT  
June 10, 2010

---

**No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development**

---

**ITEM 7**

**SURROUNDING ZONING**

North: Medium Density Residential District (#Planned Residential Development)  
South: Medium Density Residential District  
East: Medium Density Residential District  
West: Flood Hazard District

**PUBLIC UTILITIES** City water and sewer

**DATE OF APPLICATION** 4/30/2010

**REVIEWED BY** Patsy Horton / Ted Johnson

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

**GENERAL COMMENTS:** The applicant has requested that the Amendment be continued to the June 10, 2010 Planning Commission meeting to allow the associated Rezoning application to be heard concurrently. As such, staff recommends that the application be continued to the June 10, 2010 meeting.

**(#Updated May 27, 2010. All revised and/or added text is shown in bold print.) This item was continued to the June 10, 2010 Planning Commission meeting to allow the required publication to be corrected to reflect the correct existing zoning designation.**

**This property was zoned Medium Density Residential District in 1968. This undeveloped property contains 1.562 acres and is located approximately 450 feet north of East Omaha Street between South Waterloo Street and Racine Street. The property is currently void of any structural development. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#10RZ035) to change the parcel from Medium Density Residential District to Office Commercial District.**

**The applicant has also submitted an associated Comprehensive Plan Amendment application (#10CA016) to change the land use designation on the adjacent parcel to the south from Mobile Home Park to Office Commercial with a Planned Commercial Development. The Rezoning application to change the zoning from Medium Density Residential District to Office Commercial District (#10RZ035) includes the property included in this Amendment application plus the adjacent portion to the south.**

**The applicant has also submitted an associated Comprehensive Plan Amendment**

STAFF REPORT  
June 10, 2010

---

**No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development**

---

**ITEM 7**

application for the adjoining property to the east to change the land use designation from Medium Density Residential and Mobile Home Park to General Commercial (#10CA013 and #10CA014). The companion Rezoning application (#10RZ034) proposes to change the zoning from Medium Density Residential District to General Commercial District.

The applicant has also submitted a Preliminary Plat application (#10PL027) to realign the parcel lot lines and previously vacated right-of-way into two lots. Additionally, the applicant has submitted an application for a Vacation of Right-of-Way (#10VR002) to vacate approximately 253 feet of the Racine Street Right-of-way, located north of Omaha Street and west of LaCrosse Street. The right-of-way to be vacated extends north to south between Waterloo Street and LaCrosse Street, approximately 270 feet north of Omaha Street.

**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.

On May 13, 2010, the Future Land Use Committee 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.*

A goal of any Future Land Use Plan is to encourage compact and contiguous growth that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure and services. The objective is to encourage in-fill and full utilization of properties currently served by, or in close proximity to, infrastructure. The Future Land Use Committee identified that this vacant property is located adjacent to both residential and commercially developed area and would buffer the heavier commercial uses to the south with the residential uses to the north, and encourage in-fill development. Additionally, the Future Land Use Committee indicated that the proposed change to office commercial land uses would meet the overall intent of the Comprehensive Plan.

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

The North Rapid Neighborhood Future Land Use Plan identifies the property as

STAFF REPORT  
June 10, 2010

---

**No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development**

---

**ITEM 7**

appropriate for residential land uses. The property is located adjacent to Rapid City's Indoor Recreation Center and Indoor Ice Rink. Numerous mobile homes were removed from the property approximately four years ago and the property has been vacant since. The Future Land Use Committee cited the need for infill development as the condition warranting the proposed change.

- 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 near areas that support both residential and commercial land uses. Land located west of the property is zoned Flood Hazard District. Land located north of the property is zoned Medium Density Residential with a Planned Residential Development. Three of the five 21-unit apartment buildings (#PRD File #1111) have been constructed. Land located to the south and east is zoned Medium Density Residential Zoning District and currently void of any development. Office Commercial land uses are used in land use planning to help buffer residential land uses from heavier commercial land uses. The proposed Office Commercial land use designation will provide a buffer between the multi-family residential units to the north and the commercial uses to the south adjacent to Omaha Street. An Initial and Final Planned Commercial Development will be needed for any expansion or change in use on the property. A Planned Commercial Development will help to mitigate any significant negative impacts between the two land uses.

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

The property included in the proposed change is currently vacant. Waterloo Street, a sub-collector street, is located adjacent to the property on the west side. Omaha Street, a principal arterial street, is located approximately 270 feet south of the property. The Future Land Use Committee found that potential office commercial uses on the property would enhance the existing and surrounding neighborhood uses.

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

The Future Land Use Committee found that the potential office commercial uses would positively impact the adjacent land uses. The proposed amendment to allow office commercial land uses on this property will enhance the neighborhood, including the single family homes located within close proximity to the property. The Future Land Use Committee found the proposed change will result in a logical and orderly development pattern especially with a planned development designation to serve as a tool to ensure compatibility between the

STAFF REPORT  
June 10, 2010

---

**No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development**

---

**ITEM 7**

uses.

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 Land Use Committee has identified that office commercial land uses acting as a buffer between the adjacent residential area and the commercial uses along Omaha Street would not have significant adverse effects on the surrounding area, the adjacent residential uses, or on the City. The applicant has indicated that a Planned Development Designation is appropriate for the property, and the Future Land Use Committee determined that the potential adverse effects to the residential uses to the north and commercial uses to the south could be mitigated with the Planned Development overlay.

The required sign has been posted on the property. The receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission at the June 10, 2010 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

The Comprehensive Plan identifies the property as appropriate for medium density residential land uses. On May 13, 2010, the Future Land Use Committee met to review the proposal. The Committee recommended approval of an Amendment to the Comprehensive Plan to change the land use on the property from Medium Density Residential to Office Commercial with a Planned Commercial Development. Designating a planned development will ensure that the potential commercial land uses are compatible with adjacent existing commercial and residential land uses in the area.