

STAFF REPORT
August 5, 2010

No. 10CA020 - Amendment to the adopted Comprehensive Plan to change the land use designation from Light Industrial to Mobile Home Residential

ITEM 5

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 10CA020 - Amendment to the adopted Comprehensive Plan to change the land use designation from Light Industrial to Mobile Home Residential
EXISTING LEGAL DESCRIPTION	The SW1/4 NW1/4, the NW1/4 SW1/4, and the N1/2 SW1/4 SW1/4 of Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 100 acres
LOCATION	West of Elk Vale Road and south of Country Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District - Limited Agriculture District (Pennington County)
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private utilities
DATE OF APPLICATION	6/25/2010
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the future land use designation from Light Industrial to Mobile Home Residential be approved.

GENERAL COMMENTS: The land use designation on this property was changed from Low Density Residential to Light Industrial in 2007 and rezoned after annexation to General Agriculture District. This undeveloped 100 acres is adjacent to Dyess Avenue between Country Road and Seger Drive and is the future site of a proposed mobile home park. The property is currently void of any structural development. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted an associated Rezoning application

STAFF REPORT
August 5, 2010

No. 10CA020 - Amendment to the adopted Comprehensive Plan to change the land use designation from Light Industrial to Mobile Home Residential

ITEM 5

(#10RZ042) to change the parcel from General Agriculture District to Mobile Home Residential District.

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.*

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 within the Rapid City corporate boundary within close proximity to municipal infrastructure and the proposed soccer complex. The applicant has indicated that a 100 foot buffer is proposed between the mobile home park and the industrial uses to the east; a natural drainage area will also provide a buffer to the south. Additionally, the Future Land Use Committee indicated that the proposed change to mobile home 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.*

No changing condition has been identified.

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 within a developing portion of Rapid City. The proposed soccer complex is located approximately one-half mile east of the property. Land located west of the property is zoned General Agricultural District in Pennington County and is vacant. Land located north of the property is zoned General Commercial District and Limited Agricultural District in Pennington County and is home to Dakota Express Transportation, Inc. Land located to the east and south is zoned General Agricultural District and currently void of any development. The applicant has proposed a 100 foot buffer between the mobile home residential land uses and the industrial land uses to the

STAFF REPORT
August 5, 2010

No. 10CA020 - Amendment to the adopted Comprehensive Plan to change the land use designation from Light Industrial to Mobile Home Residential

ITEM 5

east in order to mitigate 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. Dyess Avenue, a minor arterial street, is located adjacent to the property on the west side. Country Road, a principal arterial street, is located approximately 1,300 feet north of the property. Seger Drive, a principal arterial street, is located approximately 350 feet south of the property. The Future Land Use Committee found that potential mobile home residential uses on the property would provide additional residential options for the community's citizens and 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 mobile home residential uses would positively affect the adjacent vacant land uses. The proposed amendment to allow mobile home residential land uses on this property will enhance the neighborhood, including the single family homes and manufactured homes. The Future Land Use Committee found the proposed change will result in a logical and orderly development pattern especially with the proposed buffer on the east to ensure compatibility between the 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 mobile home residential land uses along with the proposed buffer between the proposed residential area and the potential industrial uses to the east would not have significant adverse effects on the surrounding area, the adjacent residential uses, or on the City. The Future Land Use Committee determined that the potential adverse effects to the proposed residential uses could be mitigated.

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 August 5, 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.

On July 15, 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 Industrial to Mobile Home Residential.