

STAFF REPORT
October 6, 2011

No. 11CA011 - Amendment to the Comprehensive Plan to change the land use designation from General Commercial to Light Industrial

ITEM 2

GENERAL INFORMATION:

APPLICANT	Dan Ferber - Ferber Engineering Company
PROPERTY OWNER	William C. Gikling and Sharon K. Gikling
REQUEST	No. 11CA011 - Amendment to the Comprehensive Plan to change the land use designation from General Commercial to Light Industrial
EXISTING LEGAL DESCRIPTION	Lot 1A of Starlite Subdivision located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.83 acres
LOCATION	The northeast corner of the intersection of Dyess Avenue and Eglin Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Industrial Development)
South:	General Agriculture District
East:	Light Industrial District (Planned Industrial Development)
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/9/2011
REVIEWED BY	Kip Harrington / Brandon Quiett

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

GENERAL COMMENTS: The currently vacant property contains approximately 5.83 acres and is located on the northeast corner of the intersection of Eglin Street and Dyess Avenue. Land located to the north and east of the property is zoned Light Industrial District. Land located to the south of the property is zoned General Agriculture District. Land located to the west of the property is zoned General Commercial District.

The Elk Vale Road Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for General Commercial use. In addition to this Amendment to the

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Comprehensive Plan, the applicant has previously submitted a Rezoning application (#11RZ019) to rezone the property from General Commercial to Light Industrial. The Rezoning application has been continued to the October 6, 2011 Planning Commission meeting so that it can be heard concurrently with the Amendment to the Comprehensive Plan.

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 goal of the adopted Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe 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 avoid scattered or strip residential, commercial and industrial development outside the urban area and direct such uses into existing developed locations where adequate services are available, including major street access, and proper water and sewer systems. Development of this vacant property will create infill industrial usage and utilize existing water and sewer services. The Light Industrial Zoning District creates an extension of the future light industrial land uses to the north and east while maintaining the commercial uses along Eglin Street to the west. This proposed change is consistent with the intent of the City's Comprehensive Plan goal to encourage in-fill development.

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

The Elk Vale Neighborhood Future Land Use Plan identifies the property as appropriate for General Commercial land uses. However, the Future Land Use Committee has not identified any changing conditions.

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 commercial land uses. Land located north and east of the property is zoned Light Industrial District. Land located south of the property is zoned General Agriculture District. Land located to the west of the

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property is zoned General Commercial District. The Future Land Use Committee found that the proposed amendment to change the land use from General Commercial to Light Industrial appears to be compatible with the non-residential uses surrounding the property.

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

The property is currently vacant. However, City water and sewer are located within the existing Dyess Avenue and Beale Street right-of-way located adjacent to the property. Dyess Avenue and Beale Street, both industrial streets, provide access to the site. Based on the existing construction of the industrial streets providing access to the property and the existing utilities, it appears that adequate facilities are available for the proposed development. 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 proposed amendment will encourage industrial in-fill development within the City. The existence of infrastructure adjacent to the property indicates 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.*

The Future Land Use Committee found that the proposed amendment to change the land use from General Commercial to Light Industrial appears to be compatible with the non-residential uses surrounding the 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.

The required sign has been posted on the property. The green cards and white receipts from the certified mailing have been returned. 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 future land use designation from General Commercial to Light Industrial be approved in conjunction with the associated Rezoning request.