

STAFF REPORT
January 5, 2012

No. 11CA015 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 4**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	Daylight Investment III LLC, Bruce A. Nerison
REQUEST	No. 11CA015 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial
EXISTING LEGAL DESCRIPTION	W1/2W1/2SE1/4SW1/4 less the North 8/10ths of the W1/2W1/2SE1/4SW1/4 also recorded as the W1/4SE1/4SW1/4 less the North 8/10ths of the W1/4SE1/4SW1/4 located in Section 20, T2N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.7602 acres
LOCATION	1700 Seger Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Heavy Industrial District
East:	Suburban Residential District (Pennington County)
West:	Medium Density Residential District
PUBLIC UTILITIES	Private – Cistern and Holding Tank
DATE OF APPLICATION	11/16/2011
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 Residential to Commercial be approved.

GENERAL COMMENTS: The property contains approximately 1.7602 acres and is located on the north side of Seger Drive approximately one quarter of a mile east of 143rd Avenue. There are three commercial buildings currently located on the property. The property was annexed by the City of Rapid City on November 7, 2011 and subsequently zoned No Use District after being previously zoned General Commercial District by Pennington County. Land located to the north and west of the property is zoned Medium Density Residential District. Land located to the south of the property is zoned Heavy Industrial District. Land located to the east of the property is zoned Suburban Residential District by Pennington

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County.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Residential use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#11RZ025) to rezone the property from No Use District to General Commercial 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 the Future Land Use Committee 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 preserve and enhance the existing economic base of the City of Rapid City to achieve continued and well balanced economic development as well as to encourage contiguous growth along the City's outer fringe that will best utilize the public services and infrastructure. This property is located adjacent to residential land uses. However, the property currently contains three commercial buildings and industrial land uses are located directly to the south of the property. The proposed change from Residential to Commercial land use is consistent with the 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 property is currently zoned No Use District. An application to change the zoning from No Use District to General Commercial District (#11RZ025) has been submitted in conjunction with this application. 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.*

The property is located near areas that support commercial and industrial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north, east, and west of the property is identified as residential land use. Land located south of the property is identified as industrial land use. By amending the Future Land Use on this property from Residential to Commercial,

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the commercial land use will help to serve as a buffer between the existing industrial land use to the south and the proposed residential use to the north. Based on the adjacent proposed land uses, the proposed amendment to change the land use from Residential to Commercial appears to be compatible with the existing and proposed uses on the surrounding properties.

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

The property currently contains three commercial buildings. The property is served with private utilities consisting of a cistern and a holding tank. Access to the property is by Seger Drive, a Minor Arterial on the Major Street Plan. The proposed amendment would not appear to result in any significant detrimental effects 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 allow the continuation of in-fill development within the City and enhance the existing economic base of Rapid City. The nearby 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.*

The property is served with private utilities consisting of a cistern and holding tank. The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment would 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 mailings have been submitted to the Community Planning and Development Services staff. Staff has received no inquiries regarding the proposed amendment.

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