

STAFF REPORT  
January 5, 2012

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**No. 11CA016 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial**      **ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	<b>No. 11CA016 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial</b>
EXISTING LEGAL DESCRIPTION	A portion of Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the Section Corner common to Sections 20, 21, 28, and 29, T2N, R8E, BHM, thence N00°02'15"W, a distance of 661.35 feet to the point of beginning; Thence, first course: N00°02'15"W, along the section line common to Sections 20 and 21, a distance of 1989.41 feet, to a the Section ¼ Corner common to Sections 20 and 21; Thence, second course: N00°00'41"W, along the section line common to Sections 20 and 21, a distance of 423.05 feet; Thence, third course: S89°56'10"E, a distance of 1331.07 feet; Thence, fourth course: S00°03'50"W, a distance of 2410.10 feet; Thence, fifth course: S89°57'45"W, a distance of 1326.99 feet, to a point on the section line common to Sections 20 and 21, and the point of beginning.
PARCEL ACREAGE	Approximately 73.573 acres
LOCATION	Northeast of the intersection of Seger Drive and Dyess Avenue
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	12/8/2011
REVIEWED BY	Kip Harrington / Nicole Lecy

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

**GENERAL COMMENTS:** The property contains approximately 73.573 acres and is located northeast of the intersection of Seger Drive and Dyess Avenue. The undeveloped property is currently vacant. Land located to the south and east of the property is zoned General Agriculture District. Land located to the north of the property is zoned Mobile Home Residential District. Land located to the west of the property is zoned General Agriculture District by Pennington 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 (#11RZ027) to rezone the property from Mobile Home Park District to Light Industrial 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 proposed residential and industrial land uses. Existing industrial land uses are currently located to the south and southwest of the property. The proposed change from Residential to Industrial 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 Mobile Home Park District. An application to change the zoning from Mobile Home Park District to Light Industrial District (#11RZ027) has been submitted in conjunction with this application. The Future Land Use Committee has not identified any changing conditions.

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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 industrial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the west of the property is identified as residential, public and industrial land uses. Land located to the east of the property is identified as industrial land use. Land located to the north of the property is identified as residential land use. Land located south of the property is identified as residential and industrial land uses. Based on the adjacent proposed industrial land uses, the proposed amendment to change the land use from Residential to Industrial 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 is currently vacant. The property is served with water and sewer service through the City of Rapid City. Access to the property is provided by Dyess Avenue, 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 industrial land uses 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 water and sanitary sewer service through the City of Rapid City. 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.

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