

STAFF REPORT  
March 22, 2012

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**No. 12CA002 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Residential** **ITEM 3**

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GENERAL INFORMATION:

APPLICANT	Franklin O. Simpson
PROPERTY OWNER	Franklin O. Simpson
REQUEST	<b>No. 12CA002 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Residential</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: starting at a point that bears 19.32 feet S41°00'00"W from the northeast corner of previously vacated Tract C Revised of the S.G. Interstate Plaza located in the S1/2 NE1/4 and the N1/2 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and being the point of beginning. Thence first course: S41°00'00"W a distance of 600.00 feet, Thence second course: N61°00'00"W a distance of 254.90 feet, Thence third course: N35°00'00"E a distance of 493.10 feet, Thence fourth course: S77°23'18"E a distance of 342.00 feet to the point of beginning
PARCEL ACREAGE	Approximately 3.507 acres
LOCATION	On the south side of North Plaza Drive approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	2/24/2012
REVIEWED BY	Kip Harrington / Brandon Quiett

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to

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the Comprehensive Plan to change the land use designation from Commercial to Residential be approved in conjunction with the proposed rezone application from General Agriculture District to Medium Density Residential District.

GENERAL COMMENTS: The property contains approximately 3.507 acres and is located on the south side of North Plaza Drive, approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive. The vacant property is currently zoned General Agriculture District. Land located to the south, east and west of the property is zoned General Agriculture District. Land located to the north of the property is zoned Light Industrial District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Commercial use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted an application (#12RZ002) to rezone the property from General Agriculture District to Medium Density 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 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 the Future Land Use Plan is to maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods by protecting stable neighborhoods and by providing an adequate supply of land for multi-family development to protect the character of established neighborhoods with high density residential zoning. Another goal identified by the Plan is to encourage compact and contiguous growth and to use public improvements, infrastructure and services efficiently by encouraging in-fill development and full utilization of existing infrastructure. The proposed amendment will protect the residential neighborhood to the east from encroachment by the industrial uses to the west and provide a buffer between the existing industrial and residential land uses in the area. Development of this vacant parcel utilizes existing infrastructure and encourages in-fill development.

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

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The property is currently zoned General Agriculture District. An application to change the zoning from General Agriculture District to Medium Density Residential District (#12RZ002) has been submitted in conjunction with this application. The Future Land Use Committee has identified the more recent residential development to the east as a change in the character of the neighborhood.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the south, east and west of the property is identified as commercial land use. Land located north of the property is identified as industrial land use. The applicant met with the Future Land Use Committee and submitted a Master Plan for the area identifying that the property directly to the southeast will be developed in the future as multi-family residential. Amending the Future Land Use on this property from Commercial to Residential appears to be compatible with the proposed land uses identified in the Master Plan.

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

The currently undeveloped property is served by City water and sewer. The property is located along North Plaza Drive, a minor arterial street. North Plaza Drive was constructed as an industrial street without sidewalks or other facilities for non-motorized transportation. As new development occurs, sidewalks will be constructed to accommodate the non-motorized transportation needs. The proposed amendment would not appear to result in any significant detrimental effects on the adjacent transportation and services network.

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

The proposed amendment will serve to create a buffer between the more intensive industrial land use to the north and west and the less intensive residential land use to the east resulting in an orderly mix of industrial, commercial, and residential development.

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 City water and sewer. 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.

Notification Requirement: 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 not received any inquiries regarding the proposed amendment.

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The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Commercial to Residential be approved in conjunction with the proposed rezone application to Medium Density Residential District.