

STAFF REPORT  
September 6, 2012

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**No. 12CA005 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial** **ITEM 8**

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GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	<b>No. 12CA005 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial</b>
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of the NW1/4 of Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 2R of Beard Subdivision, common to a point on the section 1/16th line, and the point of beginning; Thence, first course: S00°02'19"E, along the section 1/16th line, a distance of 902.16 feet; Thence, second course: N89°56'49"W, a distance of 1325.49 feet, to a point on the section line common to Sections 20 & 21, T2N, R8E, BHM.; Thence, third course: N00°00'41"W, along said section line, a distance of 902.18 feet, to the section 1/16 line; Thence, fourth course: N89°59'19"E, along the section 1/16th line, a distance of 33.10 feet to the southwesterly corner of Lot 3 of Beard Subdivision; Thence, fifth course: S89°56'52"E, along the southerly boundary of said Lot 3, common to the section 1/16th line, a distance of 564.86 feet, to the southeasterly corner said Lot 3, common to the southwesterly corner of said Lot 2R; Thence, sixth course: S89°56'31"E, along the southerly boundary of said Lot 2R, common to the section 1/16th line, a distance of 727.10 feet, to the said point of beginning
PARCEL ACREAGE	Approximately 27.449 acres
LOCATION	Approximately 3,000 feet north of Seger Drive along the east side of Dyess Avenue
EXISTING ZONING	Mobile Home Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Limited Agriculture District - General Commercial District (Pennington County)

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South: Light Industrial District  
East: General Agriculture District  
West: General Agriculture District (Pennington County)

PUBLIC UTILITIES      City water and sewer

DATE OF APPLICATION      August 10, 2012

REVIEWED BY      Kip Harrington / Brandon Quiett

**RECOMMENDATION:** Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial be approved in conjunction with the proposed rezone application (File #12RZ015) from Mobile Home Residential District to Light Industrial District.

**GENERAL COMMENTS:** The property contains approximately 27.449 acres and is located along the east side of Dyess Avenue between Seger Drive and Country Road. Currently, the property is void of any structural development. The property is currently zoned Mobile Home Residential District. Land located to the north of the property is zoned Limited Agriculture District and General Commercial District by Pennington County. Land located to the south of the property is zoned Light Industrial District. Land located to the east of the property is zoned General Agriculture 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 an application (File #12RZ015) to rezone the property from Mobile Home Residential District to Light Industrial District. The applicant has also submitted two applications on the adjacent property: an Amendment to the Comprehensive Plan (File #12CA006) to change the land use designation from Residential to Industrial and a proposed rezone application (File #RZ12016) from General Agriculture District to Light Industrial District.

On August 16, 2010, the City Council approved an Amendment to the Comprehensive Plan (File #10CA020) to change the land use designation on an approximately 100 acre parcel from Light Industrial to Mobile Home Residential. The subject property is a portion of the above mentioned parcel. On January 17, 2012, the City Council approved an Amendment to the Comprehensive Plan (File #11CA016) to change the land use designation on an approximately 73.57 acre parcel located south of the subject property from Residential to Industrial.

**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.

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Staff 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 Staff 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 preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities. The proposed change from Residential to Industrial land use will promote economic development by ensuring that there are adequate areas zoned for commercial and light/heavy industrial uses while also providing for the location of employment sites accessible from the existing transportation system, and the proposed change appears to be 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 Residential District. An application to change the zoning from Mobile Home Residential District to Light Industrial District (File #12RZ015) has been submitted in conjunction with this application. Staff has identified the recent development of industrial land uses in the area as changed conditions within the surrounding neighborhood.

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 residential 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 and west of the property is identified as residential land use. Land located to the south and east of the property is identified as industrial land use. By amending the Future Land Use on this property from Residential to Industrial, the subject property will complement the existing industrial land uses on the east side of Dyess Avenue.

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

The property is located along Dyess Avenue, a minor arterial street. The currently undeveloped property can be served by City water and sewer extended along Dyess Avenue at the expense of the developer. Staff has not identified any detrimental effects on the environment, services, facilities, or the adjacent transportation network.

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

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The proposed amendment will continue the existing industrial uses on the east side of Dyess Avenue. The existing residential land uses to the west will be buffered from the proposed industrial use by Dyess Avenue. Staff has determined that the proposed amendment will result in a logical and orderly development plan.

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 located along a minor arterial street and can be served by City water and sewer. Staff 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. As of this writing, the green cards and white receipts providing proof of the certified mailing have not been returned to Community Planning and Development Services. Staff will inform the Planning Commission at the September 6, 2012 Planning Commission meeting if these requirements have not been met. As of this writing, there have been no inquiries into this request.

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Industrial be approved in conjunction with the proposed rezone application from Mobile Home Residential District to Light Industrial District.