

STAFF REPORT  
February 21, 2013

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**No. 13CA001 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial**      **ITEM 5**

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GENERAL INFORMATION:

APPLICANT	G/GSA Inc.
AGENT	John Herr
PROPERTY OWNER	G/GSA Inc
REQUEST	<b>No. 13CA001 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial</b>
EXISTING LEGAL DESCRIPTION	Lot 3 of Tract D of W-Y Addition, located in the E1/2 of the SW1/4 of Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.173 acres
LOCATION	4503 and 4507 South I-90 Service Road
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Heavy Industrial District (Pennington County) - Box Elder
South:	General Commercial District
East:	General Commercial District
West:	Box Elder
PUBLIC UTILITIES	Water cistern and septic system
DATE OF APPLICATION	January 28, 2013
REVIEWED BY	Kip Harrington / Brandon Quiett

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial be approved.

GENERAL COMMENTS: The property contains approximately 1.173 acres and is located at the south end of an unnamed driveway south of South Interstate 90 Service Road and east of North Elk Vale Road. There are currently two industrial storage buildings located on the property. Land located to the north and west of the property is zoned Commercial by the City of Box Elder. Land located to the east of the property is zoned Heavy Industrial District by Pennington County. Land located to the south and east of the property is zoned General

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Commercial District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Commercial use. The Rapid City Major Street Plan identifies a proposed Collector Street bisecting the property. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#13RZ002) to rezone the property from General Commercial 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 plan to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

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 the 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 Amendment will aid in promoting economic development by ensuring that there are adequate areas zoned for commercial and industrial uses. The proposed change from Commercial 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 General Commercial District. An application to change the zoning from General Commercial District to Light Industrial District (#13RZ002) has been submitted in conjunction with this application. Staff 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 industrial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. The property is surrounded by Commercial Future Land Use. However, the properties immediately adjacent to the north and west are zoned Commercial by the City of Box Elder, which allows for industrial land uses. The property adjacent to the north and east is zoned Heavy Industrial District by Pennington County. The property to the south and east is zoned General Commercial District, and is separated from the property by railroad right-of-way. The railroad right-of-way will serve as a buffer between the

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proposed Commercial land use and the existing Industrial land use. Based on the adjacent existing industrial land uses, the proposed amendment to change the land use from Commercial 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.*

There are currently two industrial storage buildings located on the property. The property is served with a water cistern and a septic system. Access to the property is provided by an unnamed driveway south off of South Interstate 90 Service Road. The Rapid City Major Street Plan identifies a proposed Collector street bisecting the property and extending across the railroad right-of-way, providing a road network connection for the property to the south. There are no plans to construct the proposed Collector street at this time. The proposed amendment would not appear to result in any significant detrimental effects on the services or transportation network.

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 existing and proposed 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 a water cistern and septic system. Staff 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.

**Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Commercial to Industrial be approved.**

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