

STAFF REPORT
February 21, 2013

No. 13CA002 - Amendment to the Comprehensive Plan to Change the land use designation from Public to Commercial **ITEM 7**

GENERAL INFORMATION:

APPLICANT	Tim Trithart - Community Health Center of the Black Hills
PROPERTY OWNER	Community Health Center of the Black Hills
REQUEST	No. 13CA002 - Amendment to the Comprehensive Plan to Change the land use designation from Public to Commercial
EXISTING LEGAL DESCRIPTION	All of Block 13 of Feigels Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.59 acres
LOCATION	725 E. Philadelphia Street
EXISTING ZONING	Public District
FUTURE LAND USE DESIGNATION	Public
SURROUNDING ZONING	
North:	Medium Density Residential District - General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District (Final Planned Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	January 25, 2013
REVIEWED BY	Kip Harrington / Nicole Lecy

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

GENERAL COMMENTS: The property contains approximately 4.59 acres and is located at 725 East Philadelphia Street. The site is currently devoid of any structures; however, it was previously the site of Bergquist Elementary School. Land located to the north of the property is zoned General Commercial District and Medium Density Residential District. Land located to the south of the property is zoned Medium Density Residential District. Land located to the west of the property is zoned General Commercial District with a Final Planned

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Development Designation. Land located to the east of the property is zoned General Commercial District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Public use. The applicant appeared before the Future Land Use Committee in October, 2011 to receive input before purchasing the property. At that time, the Future Land Use Committee supported the change in land use from Public to Commercial. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#13RZ003) to rezone the property from Public District to Office 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.

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 maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods. The Amendment will protect a stable neighborhood to prevent encroachment by incompatible commercial and industrial uses and excessively high residential development. The proposed change from Public 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 Public District. An application to change the zoning from Public District to Office Commercial District (#13RZ002) has been submitted in conjunction with this application. The property is the site of the former Bergquist Elementary School which has since been razed. The proposed change to the land use and rezoning will allow for the redevelopment of the site into a community health center.

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 land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north of the property is identified as Commercial and Residential

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land uses. Land located to the south of the property is identified as Residential land use. Land located to the east and west of the property is identified as Commercial land use. Based on the adjacent existing commercial land uses, the proposed amendment to change the land use from Public to Commercial appears to be compatible with the existing 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 devoid of structural development and is served by City water and sewer. Access to the property is provided by an established street grid network. 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 commercial 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 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.

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 Public to Commercial be approved.