

STAFF REPORT  
July 25, 2013

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**No. 13CA010 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial**      **ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Kevin Randall
AGENT	Linda Foster, Ferber Engineering Company, Inc.
PROPERTY OWNER	Kevin L. Randall
REQUEST	<b>No. 13CA010 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial</b>
EXISTING LEGAL DESCRIPTION	Lot A of Lot 2 of the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4, less lot H2 and less right-of-way, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County
PARCEL ACREAGE	Approximately 12.5 acres
LOCATION	2090 Deadwood Avenue
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	June 27, 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 12.5 acres and is located on the southeast corner of the intersection of Deadwood Avenue and North Plaza Drive. The property is currently occupied by Rapid Chevrolet. The property is currently zoned General Commercial District. Land located to the north and east of the property is Light Industrial District. Land located to the south and west of the property is zoned General Commercial District. The Rapid City Area Future Land Use Plan identifies the future use of the property

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as appropriate for Industrial use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a rezone application (#13RZ017) 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 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 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 encourage compact and contiguous growth along the city's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The proposed change from Commercial to Industrial land use will encourage in-fill and full utilization of properties served by infrastructure, as well as avoid scattered or strip residential development outside of the urban area and direct the use into an existing location where adequate services are available, including major street access and proper water and sewer systems. 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 General Commercial District. An application to change the zoning from General Commercial District to Light Industrial District (#13RZ017) has been submitted in conjunction with this application. Staff has not identified any 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 industrial land use. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north, east, and west of the property is identified as Industrial land use. Land located to the south of the property is identified as Commercial land use. By amending the Future Land Use on this property from Commercial to Industrial, the subject property will complement the existing industrial land use in the vicinity of the site.

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

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The property is served by City water and sewer and is located at the intersection of Deadwood Avenue, which is classified as a principal arterial street on the Major Street Plan, and North Plaza Drive, which is classified as a minor arterial street on the Major Street Plan. 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 add to the nearby existing industrial land uses in the area, resulting 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 located at the intersection of two arterial streets and is 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. The proof of notification mailing has been returned to Community Planning and Development Services. 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 Commercial to Industrial be approved.