

STAFF REPORT  
August 8, 2013

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**No. 13CA011 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial**      **ITEM 5**

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GENERAL INFORMATION:

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| APPLICANT                   | Horizon Properties, Inc.   |
| AGENT                       | Renee Catron - Renner & Associates, LLC  |
| PROPERTY OWNER              | Horizon Properties, Inc.   |
| REQUEST                     | <b>No. 13CA011 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial</b>               |
| EXISTING LEGAL DESCRIPTION  | Lot 10 and Lot 11 of Block 5 of Gus Haines Subdivision, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE              | Approximately .38 acres  |
| LOCATION                    | Northwest of the intersection of Hawthorne Avenue and East Meade Street  |
| EXISTING ZONING             | Medium Density Residential District  |
| FUTURE LAND USE DESIGNATION | Residential  |
| SURROUNDING ZONING          |  |
| North:                      | General Commercial District  |
| South:                      | Medium Density Residential District  |
| East:                       | Medium Density Residential District  |
| West:                       | General Commercial District  |
| PUBLIC UTILITIES            | City water and sewer   |
| DATE OF APPLICATION         | July 11, 2013  |
| REVIEWED BY                 | Kip Harrington / Nicole Lecy   |

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

GENERAL COMMENTS: The property contains approximately 0.38 acres and is located northwest of the intersection of Hawthorne Avenue and East Meade Street and southwest of the intersection of Hawthorne Avenue and East Saint Patrick Street. The undeveloped property is currently zoned Medium Density Residential District. Land located to the north and west of the property is zoned General Commercial District. Land located to the south

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and east of the property is zoned Medium Density Residential District. 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 a rezone application (#13RZ019) to rezone the property from Medium Density Residential District to General 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 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 Residential to Commercial 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 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 Medium Density Residential District. An application to change the zoning from Medium Density Residential District to General Commercial District (#13RZ019) 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 commercial land use. 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 Commercial land use. Land located to the south and east of the property is identified as Residential land use. The property is located north of a natural drainage feature that extends west to east along the southern boundary of the property, along with the Federal Emergency Management Agency 100 year floodplain. The floodplain and drainage to the south of

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the subject property and the dedicated right-of-way to the east of the property will serve as a buffer between the proposed commercial land use and the existing residential land use in the area. By amending the Future Land Use on this property from Residential to Commercial, the subject property will complement the existing commercial land use in the vicinity of the site, while not negatively impacting the nearby residential land uses.

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

The property is served by City water and sewer and is located near the intersection of Hawthorne Avenue, which is classified as a collector street on the Major Street Plan, and East Meade Street. Additionally, dedicated right-of-way adjacent to the property has been identified as the location of a proposed collector street on the Major Street Plan. At this time, Hawthorne Avenue has not been constructed between East Meade Street and East Saint Patrick Street. 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 commercial land uses in the area, while sufficiently buffered from existing residential land use, 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 adjacent to dedicated public right-of-way that is identified as a proposed collector on the Major Street Plan and is 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: As of this writing the white receipts from the certified mailings have been returned. The required sign has been picked up, but staff has not confirmed that it has been posted on the property. Staff will notify the Planning Commission at the August 8, 2013 meeting if these requirements have not been met.

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

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