

STAFF REPORT  
December 5, 2013

---

**No. 13CA016 - Amendment to the Comprehensive Plan to change the land use designation from Public to Residential**      **ITEM**

---

GENERAL INFORMATION:

APPLICANT	Scott Engmann - Black Hills Habitat for Humanity
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Garfield School LLC
REQUEST	<b>No. 13CA016 - Amendment to the Comprehensive Plan to change the land use designation from Public to Residential</b>
EXISTING LEGAL DESCRIPTION	Block 76 of North Rapid Addition No. 2, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.41 acres
LOCATION	925 Dilger Avenue
EXISTING ZONING	Public District
FUTURE LAND USE DESIGNATION	Public
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	November 8, 2013
REVIEWED BY	Kip Harrington / Brandon Quiett

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

GENERAL COMMENTS: The applicant has submitted an Amendment to the Comprehensive Plan to change the Future Land Use on approximately 2.41 acres of property from Public to Residential. The existing lot is the site of the former Garfield Elementary School and is zoned Public District.

STAFF REPORT  
December 5, 2013

---

**No. 13CA016 - Amendment to the Comprehensive Plan to change the land use designation from Public to Residential**      **ITEM**

---

The property is located on the west side of Dilger Avenue, north of Van Buren Street. A large building, formerly Garfield Elementary School, is located on the property. The property is currently zoned Public District. Land located to the north, south and east of the property is zoned Medium Density Residential District. Land located to the west of the property is zoned Low Density Residential District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Public use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a rezone application (#13RZ028) to rezone the property from Public District to Medium Density Residential 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 concentrate new growth in the Rapid City urban area. The proposed change from Public to Residential land use will encourage in-fill and full utilization of properties currently served by existing infrastructure. 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 site is the former location of Garfield Elementary School, which closed in 2001. The property is no longer owned by Rapid City Area Schools and is under private ownership. The change in ownership constitutes a changed condition.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently developed with a large institutional building located on the site. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north, south, east and west of the property is identified as Residential land use. By amending the Future Land Use on this property from Public to Residential, the subject property will complement the existing residential land use surrounding the site.

STAFF REPORT  
December 5, 2013

---

**No. 13CA016 - Amendment to the Comprehensive Plan to change the land use designation from Public to Residential**      **ITEM**

---

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

The property is currently served by City water and sewer and is located in a developed area with an existing grid street network. The property takes access from Van Buren Street, which is classified as a local street on the City's 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 complement the nearby existing residential land uses in the area. The redevelopment of this property into residential use 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 located in an established neighborhood with an existing grid street network and is served by City utilities. 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 not been returned. The required sign has not been picked up and posted on the property. Staff will notify the Planning Commission at the December 5, 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 Public to Residential be approved.