

STAFF REPORT

November 7, 2002

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**No. 02CA056 - Amendment to the Comprehensive Plan to change the land use designation on 3.585 acres from Residential Land Use designation to General Commercial Land Use designation**

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**ITEM 21**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02CA056 - Amendment to the Comprehensive Plan to change the land use designation on 3.585 acres from Residential Land Use designation to General Commercial Land Use designation</b>
EXISTING LEGAL DESCRIPTION	Parcel 4A, 4B, and 4C on the "Plat showing; Tracts 4-B & 4-C, of Parcel #4; and Tracts 4-A, C and D; of the SE1/4 NW1/4 of Section 25, T2N, R7E, BHM, Pennington County, South Dakota", as shown in Plat Book 10 Page 21; and Parcel No. 5 as shown on the "Plat for Montana-Dakota Utilities Co., a corporation with principal offices at 831 Second Avenue South, Minneapolis 2, Minnesota, showing lands in Sections 25 and 26 of T2N, R7E, BHM, Pennington County, South Dakota, acquired by Warranty Deed from Oldfield and Butterfield, Grantors, of Rapid City, South Dakota", dated January 5, 1959; and Parcel No. 8 found in Right-of-Way Book 7 Page 173, dated January 26, 1959, described as "A tract or strip of land in the North Half of the North-west Quarter (N1/2 NW1/4) of Section 25, T2N, R7E, BHM in Pennington County, South Dakota; said strip of land being Fifty (50) feet wide, Twenty Five (25) feet on each side of the following described center-line, with both sides of the strip terminating at the South boundary of the NW1/4 NW1/4 of said Section 25: Beginning at the North Quarter corner of said Section 25, thence South along the quarter line a distance of 886.5 feet to the TRUE POINT OF BEGINNING, thence South 76 degrees 15 feet West a distance of 1846.9 feet to the East-West one-sixteenth line at a point 1794 feet West of the North-South one-quarter line
PARCEL ACREAGE	Approximately 3.585 acres
LOCATION	North of US Interstate 90 and west of Haines Avenue
EXISTING ZONING	No Use District
SURROUNDING ZONING	

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North:	Low Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District

PUBLIC UTILITIES N/A

DATE OF APPLICATION 10/10/2002

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on 3.585 acres from Residential to General Commercial be approved.

GENERAL COMMENTS: This property is located north of US Interstate 90 and west of Haines Avenue. The Comprehensive Plan for Rapid City identifies the subject property as appropriate for residential land use(s). Property located to the north of the subject property is zoned Low Density Residential District. The properties located to the south, east and west of the subject property are zoned General Commercial District. The subject property contains the Williston Basin pipeline. There are plans to move this pipeline in connection with a Tax Increment District Plan recently approved for this area.

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. The subject property was annexed into the City limits on October 7, 2002 and subsequently was included in a Tax Increment District approved for this area. The Tax Increment District will help fund the extension of infrastructure so the area can be used for commercial purposes. The Williston Basin pipeline will be relocated to allow for additional land to be developed. The surrounding area is zoned General Commercial District and there are plans to develop the area into commercial uses. It would appear to be appropriate to amend the Comprehensive Plan to change the land use designation on the subject property from Residential to General Commercial land use(s). A companion item (#02RZ061) to rezone the subject property from No Use District to General Commercial District has been submitted in conjunction with this Amendment to the Comprehensive Plan.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met.