

STAFF REPORT

January 23, 2003

No. 03CA001 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.0 acre parcel of land from Industrial to General Commercial

ITEM 17

GENERAL INFORMATION:

PETITIONER	Henriksen, Inc. for TREA Northgate Bingo
REQUEST	No. 03CA001 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.0 acre parcel of land from Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	Tract A of SW1/4 NE1/4 and NW1/4 SE1/4 located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0 acres
LOCATION	1981 East Centre Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Public District
South:	Public District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/24/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation on the above legally described property from Industrial to General Commercial. In addition, the applicant has submitted a Rezoning request to rezone the above legally described property from Light Industrial District to General Commercial District. (See companion item #03RZ001.)

The property is located approximately 250 feet west of the S.D. Highway 44/Centre Street

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intersection on the south side of Centre Street. Currently, the Long Branch Saloon is located on the subject property. The applicant has indicated that the property will be redeveloped to allow a clubhouse, bingo hall and support offices for "The Retired Enlisted Association" (TREA) to be constructed on the property.

STAFF REVIEW:

Criteria by which to evaluate proposed plan changes include the criteria used to evaluate zoning amendment requests. Conditions in this area have been changing in recent years. This is a transitional area with numerous General Commercial uses located further east along S.D. Highway 44. Properties along this portion of the S. D. Highway 44 corridor are a mix of General Commercial and Light Industrial uses. Redeveloping this site with general commercial activities is the highest and best use of the property.

The location of the property in close proximity to the intersection of S.D. Highway 44 makes it a desirable location for general commercial activities serving the general retail business needs of the community. Further, S.D. Highway 44 is the major service road to the Rapid City Regional Airport making the area desirable for commercial activities to serve the traveling public. As such, staff is recommending that the Comprehensive Plan Amendment be approved.

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. Staff will notify the Planning Commission at the January 23, 2003 Planning Commission meeting if this requirement has not been met.