

STAFF REPORT

January 4, 2001

CPA #00CA014 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial

ITEM 39

GENERAL INFORMATION:

PETITIONER	Robert Blumenthal for Century Resources, Inc.
REQUEST	CPA #00CA014 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial
LEGAL DESCRIPTION	The north 327.2 feet of the N1/2 SE1/4 of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; excepting therefrom the W1/2 NW1/4 SE1/4; and excepting therefrom Lot 1 of Lot B of the NE1/4 SE1/4, as shown on the plat filed in Plat Book 3, Page 103; and excepting therefrom North Boulevard Addition; and excepting therefrom Lot RU-302A of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the Plat filed in Plat Book 14, Page 53; and excepting therefrom Lot RU-302B of the Original Townsite of Rapid City, Pennington County, South Dakota, as shown on the Plat filed in Plat Book 14, Page 94; and excepting therefrom any street or highway rights of way
PARCEL ACREAGE	Approximately 9.232 Acres
LOCATION	1400 Philadelphia Street
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Park Forest District/Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Park Forest District

STAFF REPORT

January 4, 2001

CPA #00CA014 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial

ITEM 39

PUBLIC UTILITIES None

REPORT BY Lisa Seaman

RECOMMENDATION: Staff recommends that the Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial be denied.

GENERAL COMMENTS: The subject property is located north of the Executive Golf Course and approximately 500 feet west of US Interstate 190. The applicant is seeking to change the future land use designation of this property from Office Commercial with a Planned Commercial Development Overlay to General Commercial. The property is currently zoned Heavy Industrial. A rezoning request to change the zoning to General Commercial has also been submitted.

STAFF REVIEW: The North Rapid Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee anticipates that in order for the plan to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The North Rapid Neighborhood Area Future Land Use Plan identifies the appropriate land use for this property as Office Commercial with a Planned Commercial Development Overlay. The Future Land Use Committee recommended Office Commercial Zoning for this parcel after extensive discussion with the applicant because the land uses, traffic impacts and aesthetic aspects of the permitted uses in the Office Commercial District are appropriate in close proximity to residential neighborhoods. The subject property is adjacent to an existing residential development while the property to the north is zoned Park Forest for future residential development. Public park land and a municipal golf course are located directly south of the site. Access to this property is provided via Silver Street and Twelfth Street. Both are identified on the Major Street Plan as collector streets and staff believes they will not support the increased traffic volumes generated by a General Commercial use. Extended hours of operation and increased noise and light are additional negative impacts associated with General Commercial uses which affect the surrounding residential properties and the public park land.

STAFF REPORT

January 4, 2001

CPA #00CA014 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 9.232 acre parcel from Office Commercial with a Planned Commercial Development Overlay to General Commercial

ITEM 39

Based on the surrounding zoning, limited access and negative impacts on residential and park land staff can not support the proposed Comprehensive Plan Amendment.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Laws require that plan amendments be advertised in a local newspaper. Planning staff will inform the Planning Commission at their meeting on January 4, 2001 of any response to the notification.