

STAFF REPORT

June 21, 2001

No. 01CA014 - Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.5565 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development **ITEM 42**

GENERAL INFORMATION:

PETITIONER	Centerline for Olsen Development Company
REQUEST	No. 01CA014 - Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.5565 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development
LEGAL DESCRIPTION	Beginning at the southeast corner of Tract 2 of Settler's Landing Subdivision, located in SW1/4-SE1/4, Section 19, T2N, R8E, BHM, thence N00°08'27"E 230.00 feet, thence S89°51'33"E 122.88 feet, thence N00°03'24"E 388.20 feet, thence N85°02'35"E 1043.65 feet, thence N00°02'29"W 588.25 feet, thence N89°57'31"E 255.00 feet, thence S00°02'29"E 1157.00 feet, thence through a right hand curve with a delta angle of 90°10'59" and a radius of 159.49 feet, thence N89°51'33"W 1259.15 feet, thence N00°08'27"E 17.00 feet to the Point of Beginning. Said parcel containing 24.5565 acres more or less
PARCEL ACREAGE	Approximately 24.5565 Acres
LOCATION	Northwest of the intersection of Seger Drive and 143rd Street
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	General Commercial District-Light Industrial District (City)
East:	General Agriculture District-Limited Agriculture District (County) Medium Density Residential District (City)
West:	Suburban Residential District-General Agriculture District-General Commercial District (County)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

STAFF REPORT

June 21, 2001

No. 01CA014 - Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.5565 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development **ITEM 42**

RECOMMENDATION: Staff recommends that the Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.5565 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development be approved contingent upon a revised legal description being submitted prior to City Council approval.

GENERAL COMMENTS: The property is located at the northwest corner of Seger Drive and 143rd Avenue. Currently, two residences and several accessory structures, including two large barns, are located in the southeast corner of the property adjacent to 143rd Avenue. The applicant has indicated that the structures will eventually be removed from the property to allow for the development of a recreational facility, a residential subdivision and a mobile home park on approximately 127 acres, inclusive of the subject property.

On May 7, 2001, the City Council approved a Comprehensive Plan Amendment to amend the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 15.51 acre parcel from Low Density Residential with a Planned Residential Development to Medium Density Residential with a Planned Residential Development and to change the future land use designation on a 109.19 acre parcel from Mobile Home Residential to Mobile Home Park with a Planned Residential Development and to Office Commercial with a Planned Commercial Development. The subject property includes that portion of the site recently designated as appropriate for development as office commercial uses with a Planned Commercial Development. The applicant is proposing to amend the Comprehensive Plan as identified to allow for dormitories and a recreational vehicle park to be located along 143rd Avenue as a part of the proposed recreational facility.

On June 4, 2001, the City Council approved Layout Plat #01PL034 to create an approximate 50 acre lot, inclusive of the subject property, leaving a 77 acre non-transferable balance.

The applicant has also submitted the following associated requests: an annexation request to annex 127.0929 acres, a request to rezone 24.5565 acres from No Use District to General Commercial District with a Planned Development Designation and a request to rezone 39.3613 acres from No Use District to Office Commercial District with a Planned Development Designation. (See accompanying files 01AN009, 01CA014, 01RZ030, 01RZ031, 01PD029 and 01PD030.)

STAFF REVIEW: The Northeast Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that 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.

The subject property, as well as the properties located to the north and the west of the subject property, is located in Pennington County, outside of the City limits of Rapid City.

STAFF REPORT

June 21, 2001

No. 01CA014 - Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.5565 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development ITEM 42

The subject property is currently zoned Suburban Residential District by the County. The properties located to the north and the west are zoned Low Density Residential and Suburban Residential District, respectively, by the County. The properties located to the south are located in the City limits of Rapid City and are currently zoned General Commercial and Light Industrial, respectively. The property to the east has recently been annexed into the City limits of Rapid City and, subsequently, rezoned to Medium Density Residential District. Prairie Acres Mobile Home Park is located on the property.

Staff has reviewed the proposed Comprehensive Plan amendment and has the following comments:

The Neighborhood Area Future Land Use Plan identifies the property north of Seger Drive, immediately south of the subject property, as General Commercial with a Planned Commercial Development. The applicant is proposing to increase the boundaries of the General Commercial area by approximately 10.99965 acres to allow for a recreational vehicle park and a dormitory to be constructed as a part of a recreational facility. Seger Drive and 143rd Avenue are identified as a minor arterial road and a collector road, respectively, on the Major Street Plan. Properties located south of Seger Drive are currently zoned General Commercial District. Based on the location of the property adjacent to an arterial and collector street and the location of the existing and proposed areas for commercial use within the vicinity, commercial development on the subject property would appear appropriate. In addition, the Planned Commercial Development will serve as a tool to mitigate possible adverse impacts of any future development on the site.

The Future Land Use Committee reviewed the plan amendment with the applicant. The Committee concurred that the proposed use of the property may be compatible with the adjacent residential neighborhood contingent upon approval of an accompanying Planned Commercial Development. Traffic, lighting, noise, visual impacts, annexation and utility extension concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

As previously indicated, the proposed Comprehensive Plan Amendment will increase the boundaries of the General Commercial with a Planned Commercial Development area as shown on the adopted Future Land Use Map by approximately 10.99965 acres. The legal description submitted by the applicant for the proposed Comprehensive Plan Amendment identifies a 24.5565 acre parcel. Staff is recommending that a revised legal description identifying the actual boundaries of the proposed Comprehensive Plan Amendment be submitted prior to City Council approval.

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.