

STAFF REPORT

July 5, 2001

No. 01CA018 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 5.80 acre parcel from Public to Office Commercial with a Planned Commercial Development **ITEM 33**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 01CA018 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 5.80 acre parcel from Public to Office Commercial with a Planned Commercial Development
LEGAL DESCRIPTION	A parcel of land located in Tract "A" of Tract 1 of the W1/2SW1/4 of Section 23, T.1N., R.7E., B.H.M., Pennington County, South Dakota; (as set out in Plat Book 11, Page 207 of the Pennington County Register of Deeds); More particularly describes as: Commencing at a point on the west boundary of Tract "A", which bears N0° 01'49"W a distance of 659.09 feet from the Southwest Corner of Section 23, T.1N., R.7E., B.H.M., being the POINT OF BEGINNING; thence N42°48'20"E along the proposed centerline of Tish Drive a distance of 483.98 feet to the beginning of a curve concave to the Southeast having a radius of 150.00 feet and a central angle of 54°38'42"; Thence along said centerline and along said curve an arc distance of 143.06 feet; Thence along said centerline S82°32'54"E a distance of 9.91feet; Thence S07°19'07"W a distance of 38.00 feet; Thence S07°19'07"W along the boundary common to said Tract "A" and Lot E, Lot A, Lot B and Lot C of the SW1/4SW1/4 of said Section 23 and distance of 800.44 feet: Thence N73°19'46"W a distance of 377.36 feet to a point on the west section line of said Section 23 and the west boundary of Tract "A"; Thence N00°01'49"W along said section line and said west boundary of Tract "A" a distance of 322.84 feet to the point of beginning. Containing 5.80 Acres more or less
PARCEL ACREAGE	Approximately 5.80 Acres
LOCATION	North of Golden Eagle Drive and adjacent to old Marine Life
EXISTING ZONING	General Agriculture District

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SURROUNDING ZONING

North:	Business Park District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District

PUBLIC UTILITIES To be extended

REPORT BY Lisa Seaman

RECOMMENDATION: Staff recommends that the Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 5.80 acre parcel from Public to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The subject property is a portion of a 20 acre parcel owned by the City of Rapid City. A layout plat that was approved on March 19, 2001 by the City Council identified that the City is proposing to subdivide the 20 acre parcel into four lots. Parcel 1, located in the northeast corner of the 20 acre tract, has the steepest terrain making it less desirable for commercial development. The applicant is proposing to locate a fire station on Parcel 1. Parcel 2 is located adjacent to U.S. Highway 16 and directly north of the old Marine Life property that is currently being developed for commercial purposes. Parcel 3 is located west of the old Marine Life property and east of a parcel that is designated as appropriate for Low Density Residential land use with a Planned Residential Development in the Southwest Connector Neighborhood Future Land Use Plan. Parcel 4 is adjacent to U.S. Highway 16 and directly south of the old Marine Life property.

The applicant is seeking to change the future land use designation for Parcel 3 from Public to Office Commercial with a Planned Commercial Development. Currently the property is void of any structural development. The property is currently zoned General Agriculture Zoning District. A rezoning request to change the zoning from General Agriculture Zoning District to Office Commercial has also been submitted. In addition, the applicant has submitted an application requesting approval of a Planned Development Designation on the subject property.

STAFF REVIEW: The Southwest Connector Neighborhood 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 anticipates 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.

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The 1980 Rapid City Comprehensive Land Use Plan identified the appropriate land use for the property as residential. In 1999, the Southwest Connector Neighborhood Future Land Use Plan was adopted. The Southwest Connector Neighborhood Future Land Use Plan identified the appropriate land use for the property as a fire station and designated the property as Public.

As mentioned previously, the applicant has determined that due to terrain considerations the best location for the proposed fire station is on Parcel 1 rather than Parcel 3. In addition, Parcel 3 is located between a property that is currently zoned General Commercial and a property that the Southwest Connector Neighborhood Future Land Use Plan identifies as appropriate for development as Low Density Residential land uses with a Planned Residential overlay. Office Commercial areas are intended to provide a place for those types of institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. Land, space and aesthetic requirements of the Office Commercial land use areas will provide a buffer between the commercial property on the east and the residential property on the west. The Planned Commercial Development process will serve as a tool to mitigate possible adverse impacts of any future development on the site. Therefore, staff is recommending approval of the Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 5.80 acre parcel from Public to Office Commercial with a Planned Commercial Development.

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. The legal advertisement for this comprehensive plan amendment was published on June 25, 2001. Planning staff will inform the Planning Commission at their meeting on July 5, 2001 of any response to the notification.