

STAFF REPORT

October 24, 2002

---

**No. 02CA046 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Future Land Use Plan to change the future land use designation on a 2.5 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development**

---

**ITEM 29**

GENERAL INFORMATION:

PETITIONER	City of Rapid City for Gail Miller
REQUEST	<b>No. 02CA046 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Future Land Use Plan to change the future land use designation on a 2.5 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Beginning at the northwest corner of Lot A of Feigels West Addition, thence N01°37'47"W a distance of 74.05 feet to the Point of Beginning; thence N01°37'47"W along the east right-of-way line of Lacrosse Street a distance of 679.45 feet to the northwest corner of Feigels West Addition; thence N88°47'13"E a distance of 151.73 feet along the south right-of-way line of East New York Street; thence S01°37'47"E a distance of 169.28 feet; thence S00°23'33"W a distance of 146.31 feet; thence S17°10'22"E a distance of 215.61 feet; thence S02°24'02"W a distance of 31.68 feet; thence S48°03'13"W a distance of 164.79 feet; thence S75°54'41"W a distance of 78.31 feet to the Point of Beginning, West Feigel Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 acres
LOCATION	Along the east side of Lacrosse Street between East New York Street and the extension of East St. Louis Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District with Planned Commercial Development
South:	General Commercial District

STAFF REPORT

October 24, 2002

---

**No. 02CA046 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Future Land Use Plan to change the future land use designation on a 2.5 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development**

---

**ITEM 29**

East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/22/2002
REPORT BY	Karen Bulman

**RECOMMENDATION:** The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Future Land Use Plan to change the future land use designation on a 2.5 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development be approved.

**GENERAL COMMENTS:** The City of Rapid City is in the process of completing the metering dam improvements for the Knollwood Drainage Basin. In order to obtain the drainage right-of-way needed to complete the metering dam improvements, an agreement was initiated with the property owner. The City of Rapid City agreed to survey the drainage lot, pay compensation to the property owner, plat the drainage lot, waive drainage fees when the subject property develops, and waive the grading permit fee on the subject property. The City also agreed to initiate an Amendment to the North Rapid Neighborhood Future Land Use Plan for the subject property to change the land use from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development. This is the process to change the Future Land Use Plan as stated in the agreement.

This property is located north of SD Highway 44 and south of North Street, and abuts the east side of Lacrosse Street. The North Rapid Neighborhood Future Land Use Plan identifies the subject property as appropriate for Office Commercial land use(s) with a Planned Development Designation. The property to the north and south have been identified in the North Rapid Neighborhood Future Land Use Plan as appropriate for General Commercial land use(s) with a Planned Development Designation. The property to the west is identified in the land use plan as appropriate for Office Commercial land use(s) with a Planned Development Designation. Property to the east has been identified in the land use plan as appropriate for Mobile Home land use(s). This application would amend the North Rapid Neighborhood Future Land Use Plan from Office Commercial land use(s) with a Planned Development Designation to General Commercial land use(s) with a Planned Development Designation.

**STAFF REVIEW:** The adopted North Rapid Neighborhood Future Land Use Plan is a

STAFF REPORT

October 24, 2002

---

**No. 02CA046 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Future Land Use Plan to change the future land use designation on a 2.5 acre parcel from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development**

---

**ITEM 29**

framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. Rapid City has entered into an agreement with the property owner to initiate the request for an amendment to the North Rapid Neighborhood Future Land Use Plan to change the land use from Office Commercial land use(s) with a Planned Development Designation to General Commercial land use(s) with a Planned Development Designation. The land use(s) for the property north and south of the subject property are currently identified as appropriate for General Commercial land use(s) with a Planned Development Designation on the North Rapid Neighborhood Future Land Use Plan. This amendment would allow for the continuation of General Commercial land use on the east side of Lacrosse Street. The Engineering Staff has noted that any access to the subject property must meet the criteria established in the Rapid City Street Design Criteria Manual.

The Future Land Use Committee met on October 11, 2002 to review the proposed amendment to the North Rapid Neighborhood Future Land Use Plan. The Future Land Use Committee recommended that the General Commercial land use(s) with a Planned Development Designation was appropriate for the area and recommended approval of the proposed amendment to change the land use from Office Commercial land use(s) with a Planned Development Designation to General Commercial land use(s) with a Planned Development Designation.

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.