

STAFF REPORT

November 21, 2002

No. 02CA062 - Amendment to the Comprehensive Plan to change the future land use designation on a .67 acre parcel of land from Residential to General Commercial

ITEM 39

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA062 - Amendment to the Comprehensive Plan to change the future land use designation on a .67 acre parcel of land from Residential to General Commercial
EXISTING LEGAL DESCRIPTION	The north 33 feet of the E. St. Andrew Street right-of-way lying south of Lot I and Lot J of Tract A of Schlottman Addition located in the SE1/4 of the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the south 33 feet of the E. St. Andrew Street right-of-way lying north of Lots 1 and 2 of Lot S of Tract A of Schlottman Addition and lying north of Lot T of Tract A of Schlottman Addition in the SE1/4 of the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of E. St. Patrick Street and south of SD Highway 44
PARCEL ACREAGE	Approximately .67 acres
LOCATION	North of E. St. Patrick Street and south of SD Highway 44
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Right-of-Way
South:	Right-of-Way
East:	Heavy Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	10/22/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change

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the land use designation on a .67 acre parcel from Residential to General Commercial be denied without prejudice.

GENERAL COMMENTS: This property is located north of E. St. Patrick Street and south of SD Highway 44. The Comprehensive Plan identifies the subject property as appropriate for Residential land use(s). The property to the north, east and south have been identified in the Comprehensive Plan as appropriate for Residential land use(s). The property to the west is identified in the Land Use Plan as appropriate for Industrial land use(s). This amendment would change the Comprehensive Plan from Residential land use to General Commercial land use.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. 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 is a portion of E. St. Andrew Street right-of-way and is located in a land use area that is designated Residential. Land surrounding the subject property is zoned General Commercial District. The subject property was annexed into the City limits on October 20, 2002. Lot I was zoned General Commercial District in 1982 and Lot S & T were zoned General Commercial in 1996 following annexation of the area. The existing zoning surrounding the subject property is not in compliance with the current Comprehensive Plan. Based on the fact that the subject property is located adjacent to property zoned General Commercial District, Staff believes that General Commercial land use is appropriate for this parcel.

Staff recommends that the Comprehensive Plan Amendment be denied without prejudice. Staff will be submitting a Comprehensive Plan Amendment in the near future with a revised legal description.

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.