

STAFF REPORT

March 6, 2003

No. 03CA002 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.140 acre parcel of land from High Density Residential to Office Commercial

ITEM 27

GENERAL INFORMATION:

PETITIONER	Deb N Hads Investments, LLC for Hadcock Construction, Inc.
REQUEST	No. 03CA002 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.140 acre parcel of land from High Density Residential to Office Commercial
EXISTING LEGAL DESCRIPTION	Lot N less the south 3 feet of Block 116, Original Town Rapid City, Section 1, T1N, R7E, BHM, Rapid City, South Dakota
PARCEL ACREAGE	Approximately .140 acres
LOCATION	429 Quincy Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	Central Business District
South:	Office Commercial District
East:	High Density Residential District
West:	Office Commercial District with a Planned Commercial Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/24/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

The Future Land Use Committee recommends that the Comprehensive Plan Amendment to change the future land use designation on a 0.140 acre parcel of land from High Density Residential to Office Commercial be approved.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the February 20, 2003 Planning Commission meeting to allow the applicant additional time to research the costs associated with the conversion of the structure to a new use. The applicant is seeking to change the Future Land Use designation on the above legally described property from High Density Residential to Office

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Commercial. A corresponding rezoning request has been submitted in conjunction with this Comprehensive Plan Amendment. (03RZ004).

The property is located at the southeast corner of Quincy Street and Fifth Street.

STAFF REVIEW: The 1974 Long Range Comprehensive Plan – 2000 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 not initiated an update for this area.

In 1986, the lot to the south of the subject property was rezoned from High Density Residential to Office Commercial. It is currently being used as professional office(s). The lots to the west of the proposed rezoning is zoned Office Commercial with a Planned Commercial Development, and it is being used for a bank. The lots to the north are zoned Central Business District, and are being used as a beauty salon. Lots 9 and 10 on the same block were granted a Use on Review in 1981 for office use. In 1990, a Use on Review was approved with three stipulations on the subject property for a Law Office to be located in the High Density Residential Zoning District.

The Future Land Use Committee indicated that the designation of this area for Office Commercial land uses would provide an extension of the existing Office Commercial buffer between the Central Business District Zoning to the north and the residential zoning located further south along Fifth Street. The Future Land Use Committee found that it would be appropriate to amend the Comprehensive Plan to change the land use designation on the subject property from High Density Residential to an Office Commercial land use.

Due to these reasons, the Future Land Use Committee is recommending approval of the amendment to the Comprehensive Plan be changed from High Density Residential to Office Commercial. 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.