

STAFF REPORT

June 26, 2003

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**No. 03CA016 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation on a 1.85 acre parcel from Low Density Residential to Office Commercial with a Planned Commercial Development**

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**ITEM 29**

GENERAL INFORMATION:

PETITIONER	Donald Douma for Atonement Lutheran Church
REQUEST	<b>No. 03CA016 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation on a 1.85 acre parcel from Low Density Residential to Office Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot A of Block 6 of Northern Heights, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	522 Anamosa Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/Low Density Residential District
South:	Medium Density Residential District
East:	General Commercial District/Planned Commercial Development
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	05/22/2003
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation on a 1.85 acre parcel from Low Density Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This property is located north of Anamosa Street and west of Haines

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Avenue. The property was annexed into the City of Rapid City in 1961 and is currently zoned Low Density Residential District. The Future Land Use Committee met with the property owner regarding the rezoning of this property. The Committee recommended approval of the rezoning of the subject property from Low Density Residential District to Office Commercial District with a Planned Development Designation and with an Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Area Future Land Use Plan from Low Density Residential land use(s) to Office Commercial land use(s) with a Planned Development Designation. An application for a Planned Development Designation (03PD021) and a Rezoning from Low Density Residential to Office Commercial (03RZ019) has been submitted in conjunction with this Amendment to the Comprehensive Plan.

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 property is currently zoned Low Density Residential District. The properties to the west and south are currently zoned Medium Density Residential District. The property to the north is zoned Low Density and Medium Density Residential District. The property to the east is zoned General Commercial District with a Planned Development Designation. Anamosa Street is adjacent and south of the property and Haines Avenue is approximately 175 feet to the east.

The Future Land Use Committee met regarding the rezoning of this parcel from Low Density Residential District to Office Commercial District with a Planned Development Designation. The Committee discussed the possible land uses available for the reuse of this property which is adjacent to General Commercial land uses and Medium Density land uses. The Committee felt the Office Commercial land use with a Planned Development Designation would offer a transition from commercial land use(s) to residential land use(s), and the Planned Development Designation on the subject property would help to mitigate any potential land use conflicts. Further, they felt that the existing building could be better reused for professional office uses than the existing Medium Density Residential land uses. The recommendation of the Future Land Use Committee is to approve the amendment to change the North Rapid Neighborhood Area Future Land Use Plan from Low Density Residential land use(s) to Office Commercial land use(s) with a Planned Commercial Development.

As of this writing, the sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the June 26, 2003 Planning Commission meeting if these requirements have not been met.

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Staff has received no inquiries or objections regarding this request.