

STAFF REPORT

February 5, 2004

No. 03CA044 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.240 acre parcel of land from Light Industrial to Office Commercial with a Planned Commercial Development

ITEM 9

GENERAL INFORMATION:

PETITIONER	WellSpring, Inc.
REQUEST	No. 03CA044 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.240 acre parcel of land from Light Industrial to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5, Block 11, Bradsky Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.240 acres
LOCATION	1205 E. St. James Street
EXISTING ZONING	Medium Density Residential District/ Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District/Flood Hazard District
South:	Medium Density Residential District
East:	Flood Hazard District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	12/24/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 1.240 acre parcel of land from Light Industrial to Office Commercial **with a Planned Commercial Development be approved.**

GENERAL COMMENTS: **This staff report has been revised as of January 26, 2004. All revised and/or added text is shown in bold print.** The applicant is requesting to rezone property located at 1205 E. St. James Street from Flood Hazard District to Office Commercial District on the east portion of the subject property and from Medium Density Residential District to Office Commercial District on the west portion of the subject property.

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Property located north of the subject property is zoned Medium Density Residential District and Flood Hazard District. Property located east of the subject property is zoned Flood Hazard District. Property located south and west of the subject property is zoned Medium Density Residential District.

Wellspring has indicated their plans are to extend therapeutic services for youth by enlarging their facility to accommodate an additional 48 youth a day. A portable building is planned to be placed on the parking lot until such time as adequate funds are available. An application to rezone Lots 1-3 of the subject property from Flood Hazard District to Office Commercial District (03RZ052), an application to rezone Lots 4-5 of the subject property from Medium Density Residential District to Office Commercial District (03RZ053), and an application for a Planned Development Designation (03PD060) have 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 Comprehensive Plan identifies the subject property as appropriate for light industrial land use(s). The properties to the south and west of the subject property are identified as appropriate for light industrial land uses. The west portion of the subject property is developed, however the east portion of the subject property is currently void of development. A request to rezone the east portion of this property from Flood Hazard District to Office Commercial District (03RZ052), a request to rezone the west portion of this property from Medium Density Residential District to Office Commercial District (03RZ053) and a request for a Planned Development Designation (03PD060) have been submitted in conjunction with this Amendment to the Comprehensive Plan. A group home for youth is currently located on the subject property. The applicant plans to enlarge their facility to accommodate additional youth.

Residential land uses are located south and west of the subject property. Commercial land uses are also located north and west of the subject property. Property north and east of the subject property is undeveloped and used for recreational purposes. The applicant is requesting to change the zoning of the subject property to Office Commercial District. Residential zoning does not allow office commercial uses. However, Office Commercial Zoning District allows residential uses with a Planned Commercial Development. The Planned Commercial Development - Initial and Final Development Plan will address site specific concerns related to drainage and traffic on the subject property. The current Comprehensive Plan adopted for this area identifies the subject property as appropriate for Light Industrial land uses. However, Industrial land uses would have a negative impact on

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the surrounding residential properties. Office Commercial land use with a Planned Commercial Development will allow the applicant to use the property for office commercial and residential uses and would be a transition from the commercial land use north and west of the subject property to the surrounding residential land uses. Staff feels the Amendment to the Comprehensive Plan to change the land use designation of the 2.79 acre parcel of land from Light Industrial to Office Commercial with a Planned Commercial Development is appropriate.

The legal description for the Amendment to the Comprehensive Plan was incorrect. **Therefore, this application has been legally re-advertised.** Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 1.24 acre parcel of land from Light Industrial to Office Commercial **with a Planned Commercial Development be approved.**

As of this writing, the sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received one inquiry but no objections regarding the proposed request at the time of this writing.