

STAFF REPORT

May 6, 2004

No. 04CA018 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.0949 acre parcel from General Agriculture to Light Industrial

ITEM 10

GENERAL INFORMATION:

PETITIONER	Franklin Simpson for Fountain Springs Development
REQUEST	No. 04CA018 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.0949 acre parcel from General Agriculture to Light Industrial
EXISTING LEGAL DESCRIPTION	A parcel of land described by metes and bounds as beginning at the southwest corner of Tract L of the Fountain Springs Business Park: Thence first course: N89°23'38"E - 203.63 feet; thence second course: S00°36'37"E - 555.42 feet; thence third course: S89°25'48"W - 124.89 feet; thence fourth course: N08°41'27"W - 560.92 feet; said parcel located in the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, containing 2.0949 acres, more or less and to be further described in platting as: Tract N of the Fountain Springs Business Park formerly a portion of Tract C-R-3 of Fountain Springs Golf Course and Gardens located in the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0949 acres
LOCATION	Along Fountain Plaza Drive between N. Plaza Drive and South Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/31/2004
REVIEWED BY	Karen Bulman / Dave Johnson

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RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 2.0949 acre parcel from General Agriculture to Light Industrial be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 2.0949 acres and is located west and adjacent to Fountain Plaza Drive. The property was annexed in 1982 and zoned General Agriculture District. The property located north of the subject property is zoned Light Industrial District. The property located south of the subject property is zoned General Commercial District. The property located east and west of the subject property is zoned General Agriculture District.

Currently, the subject property is a portion of a larger parcel developed as a golf course. The subject property is undeveloped and is not part of the established golf course. The property owner has indicated that he wishes to sell this parcel. The property owner submitted applications for a Layout and Preliminary Plat (04PL036) and a Subdivision Variance (04SV019) that were approved at the April 8, 2004 Planning Commission meeting. The applicant has also submitted a request to rezone the subject property from General Agriculture District to Light Industrial District (04RZ018) 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.

Staff has reviewed this proposed comprehensive plan amendment for conformance with the six criteria for review of comprehensive plan amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within the Deadwood Avenue industrial area. The property is an undeveloped portion of a golf course that is now ready for development. The property is located adjacent to Fountain Plaza Drive, a street developed as an industrial street. Sewer and water are available in Fountain Plaza Drive. The Comprehensive Plan indicates that the property is appropriate for Agriculture land uses. This Amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for Light Industrial land uses. This change is consistent with the intent of the comprehensive plan to encourage infill

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development within the industrial area.

- 2. Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The Deadwood Avenue Industrial area has been in the process of developing for several years. A majority of the properties are developed and zoned Light Industrial. The subject property is an undeveloped portion of a golf course and has been held for future development. The applicant has indicated that the property is now ready for development. The proposal to rezone the subject property to a Light Industrial Zoning District is reflective of a continuation of the industrial development in the area.

- 3. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently zoned General Agriculture District. The property located north of the subject property is zoned Light Industrial District. The property located south of the subject property is zoned General Commercial District. The property located east and west of the subject property is zoned General Agriculture District. The Comprehensive Plan indicates that the subject property is appropriate for General Agriculture land uses. The subject property is an undeveloped portion of property that is part of a golf course. The subject property is located in the Deadwood Avenue industrial area and is now ready for development. The Comprehensive Plan Amendment would change the land use from Agriculture to Light Industrial. The development of this property is a continuation of industrial development in an area already described as an industrial area; therefore, this change would be compatible with the existing and proposed uses surrounding the subject property.

- 4. Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation.*

The subject property is adjacent to Fountain Plaza Drive, a street that has been developed as an industrial street. Sewer and water services are located in Fountain Plaza Drive. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

- 5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The subject property, an undeveloped portion of an existing golf course, is located in an industrial area and is now ready for in-fill development. The extension of water, sewer and street connections is located adjacent to the subject property. The proposed amendment would allow the continuation of the established industrial development pattern.

- 6. Whether and the extent to which the proposed amendment adversely affects any other*

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part of the city, or creates any direct or indirect adverse effects.

The infrastructure is in place on the subject property and industrial development is established in the area. The change would be consistent with the Deadwood Avenue Drainage Basin Plan in the area and with the existing neighborhood development. Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 6, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.