

STAFF REPORT

June 10, 2004

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**No. 04CA027 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Map from Medium Density Residential to General Commercial with a Planned Development Designation**

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**ITEM 33**

GENERAL INFORMATION:

PETITIONER	Pat Hall with Coldwell Banker, LKH, Inc. for Hogan Real Estate LLC
REQUEST	<b>No. 04CA027 - Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Map from Medium Density Residential to General Commercial with a Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The north 319 feet of Lot 16, a replat of Block 31 of a replat of Blocks 4, 5, 6, 11, 12, 13, 19, 20, 21, 26, 27 and 28 of the Nowlin and Wood Addition in the N1/2 of the NW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; less Lot H1, H2 and H3, Lot 16 of Block 31 of the Nowlin and Wood Addition in the N1/2 of the NW1/4, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.25 acres
LOCATION	1125 North Lacrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/17/2004
REVIEWED BY	Todd Tucker / Dave Johnson

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Future Land Use Map from Medium Density Residential to General Commercial with a Planned Development Designation be approved in conjunction with the associated Planned Development Designation and Rezoning request.

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---

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---

**ITEM 33**

GENERAL COMMENTS: The subject property is located at 1125 North LaCrosse Street, which is at the southwest corner of Anamosa Street and North LaCrosse Street. The subject property is currently zoned Medium Density Residential. This Medium Density Residential property is located adjacent to Medium Density Residential properties to the west and south, and General Commercial properties to the north and east. The applicant is requesting that the Comprehensive Plan be amended to change the future land use designation for the subject property from Medium Density Residential to General Commercial with a Planned Development Designation. The Comprehensive Plan and the North Rapid Neighborhood Future Land Use Map identify this property as appropriate for Medium Density Residential land uses. The applicant has also submitted a request to rezone the subject property from Medium Density Residential to General Commercial with a Planned Development Designation, and to place a Planned Development Designation on the property. (See companion items #04RZ033 and #04PD032.)

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.*

The Future Land Use Plan is the framework for ensuring orderly and efficient growth of the community. One of the goals of the Future Land Use Plan is to concentrate new growth in the Rapid City urban area and protect existing rural areas from urban sprawl through planned development. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within the North Rapid Neighborhood area. Currently a 5,200 square foot church is located on the subject property. The property is located adjacent to Anamosa Street and North LaCrosse Street. The Major Street Plan identifies Anamosa Street as a minor arterial and North LaCrosse Street as a principal arterial. City water and sewer are available at the subject property. The adopted Comprehensive Plan indicates that the property is appropriate for Medium Density Residential land uses. This Amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for General Commercial land uses with a Planned Development Designation. This change is consistent with the intent of the comprehensive plan to encourage the concentration of new growth in the Rapid City urban area.

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---

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---

**ITEM 33**

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

The subject property is located along North LaCrosse Street between East North Street and the Interstate. This portion of the North Rapid Neighborhood Area is a major center for commercial development. A majority of the properties are developed and zoned General Commercial. The subject property is currently zoned Medium Density Residential and a 5,200 square foot church is located on the site. The proposal to rezone the subject property to a General Commercial Zoning District is reflective of a continuation of the commercial development along North LaCrosse Street.

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 Medium Density Residential District. The properties located north and east of the subject property are zoned General Commercial District. The properties located south and west of the subject property are zoned Medium Density Residential District. The Comprehensive Plan indicates that the subject property is appropriate for Medium Density Residential land uses. The Comprehensive Plan Amendment would change the land use from Medium Density Residential to General Commercial with a Planned Development Designation. The proposed development of this property is a continuation the commercial development along North LaCrosse Street. The majority of the property in this area is already described as a commercial 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 located adjacent to Anamosa Street and North LaCrosse Street. The Major Street Plan identifies Anamosa Street as a minor arterial and North LaCrosse Street as a principal arterial. Care will need to be taken during the development of the site to insure that the adjacent streets are not impacted by the proposed development. Sewer and water services are located on the subject property. The proposed Planned Development Designation should provide the necessary protections to insure that the proposed change in land use, does not have a significant 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 is located in a commercial area. City water, and sewer are located on the subject property. The proposed amendment would allow the continuation of the established commercial development pattern along North LaCrosse Street.

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June 10, 2004

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---

**ITEM 33**

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The infrastructure is in place on the subject property and commercial development is established in the area. However, staff noted that the Knollwood Drainage Basin Plan assumed Medium Density Residential development for the subject property. A General Commercial development may require onsite detention to maintain flows to levels assumed in the drainage basin plan. Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City. The proposed Planned Development Designation will allow the potential impacts of the development to be mitigated.

The Future Land Use Committee has reviewed the request and recommended approval of the request citing the proposed Planned Development Designation will allow the potential impacts of the development to be mitigated with landscape buffering and screening.

The Future Land Use Committee recommends the Comprehensive Plan Amendment request be approved in conjunction with the associated Planned Development Designation and Rezoning request.