

STAFF REPORT

October 7, 2004

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**No. 04CA033 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development**

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**ITEM 15**

GENERAL INFORMATION:

|                               |  |
|-------------------------------|--|
| PETITIONER                    | Dream Design International   |
| REQUEST                       | <b>No. 04CA033 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development</b>   |
| EXISTING<br>LEGAL DESCRIPTION | Beginning at the northwest intersection of the Right-of-way of Cherry Avenue and Sunnyside Avenue, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, Thence First Course: S90°00'00"W - 170.00'; Thence Second Course: N50°00'00"E - 843.73'; Thence Third Course: N00°00'00"E - 398.80'; Thence Fourth Course: S61°38'00"E - 629.13'; Thence Fifth Course: S42°00'00"E - 133.00'; Thence Sixth Course: S62°00'00"E - 276.00'; Thence Seventh Course: S69°00'00"E - 351.00'; Thence Eighth Course: S27°00'00"W - 405.36'; Thence Ninth Course: Along an arc to the left chord bearing S78°08'34"W a distance of 597.75' which radius is 2133.30' an arc distance of 599.72'; Thence Tenth Course: N00°11'27"W - 198.19'; Thence Eleventh Course: S89°51'40"W - 920.61' to the Point of Beginning, containing 21.8 Acres more or less |
| PARCEL ACREAGE                | Approximately 21.8 Acres   |
| LOCATION                      | Lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street)   |
| EXISTING ZONING               | General Agriculture District   |
| SURROUNDING ZONING            |  |
| North:                        | General Agriculture District   |
| South:                        | Low Density Residential District/General Agriculture District  |
| East:                         | General Agriculture District   |
| West:                         | General Agriculture District   |

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| PUBLIC UTILITIES    | N/A                      |
| DATE OF APPLICATION | 8/19/2004                |
| REVIEWED BY         | Karen Bulman / Curt Huus |

**RECOMMENDATION:** The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development be **approved**.

**GENERAL COMMENTS:** This staff report has been revised as of September 27, 2004. All revised and/or added text is shown in bold print. This undeveloped property contains approximately 21.8 acres and is located south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street). The property is zoned General Agriculture District. The properties located north, west and east of the subject property are zoned General Agriculture District. The properties located south of the subject property are zoned Low Density Residential District and General Agriculture District.

The subject property is a portion of a larger parcel that is proposed to be developed for commercial uses. The applicant has submitted a request to rezone the subject property from General Agriculture District to General Commercial District (04RZ039) in conjunction with this Amendment to the Comprehensive Plan. In addition to this application for a Comprehensive Plan Amendment, the applicant has submitted two additional requests for a Comprehensive Plan Amendment to change the future land use designation on property from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (04CA039) and from Medium Density Residential to General Commercial with a Planned Commercial Development (04CA038), and a rezoning from Medium Density Residential District to General Commercial District (04RZ044).

**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 applicant has requested to meet with the Future Land Use Committee and requests that this application be continued. Therefore, staff recommends that this application be continued to the September 23, 2004 Planning Commission meeting to allow the Future Land Use Committee to meet with the applicant. The Future Land Use Committee met with

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the applicant on September 10, 2004. Due to the length of the meeting, the Committee will meet again on September 17, 2004 to review the application. Staff recommends that this application be continued to the October 7, 2004 Planning Commission meeting to allow the Future Land Use Committee to review the application and provide their recommendation (Revised 9-10-04). **The Future Land Use Committee met on September 17, 2004 to review this application and based on the additional conceptual plan submitted, recommended approval (Revised 9-27-04).**

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 the 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 an area that is proposed to change in the near future. Several rezoning and Future Land Use Plan Amendment applications accompany this request. This undeveloped property is located south of Interstate 90, east of LaCrosse Street, north of Anamosa Street right-of-way and west of I-90 Exit 60. The Preliminary Design Report for East Mall Drive indicates that future water and sewer will be extending into the subject property. The continuation of Anamosa Street located south of the subject property is indicated on the Major Street Plan. The Comprehensive Plan indicates that the property is appropriate for Medium Density Residential with a Planned Residential Development land use. The property owner has indicated that this small parcel will be included in a larger parcel that is shown on the North Rapid Future Land Use Plan as appropriate for General Commercial with a Planned Commercial Development land uses. The Future Land Use Committee reviewed the conceptual plan submitted for future development of the area and indicated that the change from Medium Density Residential with a Planned Residential Development land use to General Commercial with a Planned Commercial Development land use was appropriate. This change is consistent with the intent of the City's Comprehensive Plan to encourage in-fill development within the City limits.

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

The subject property is located within an area that is proposed for development in the future. The Preliminary Design Report for East Mall Drive indicates that future water and sewer will be extending into the subject property. The continuation of

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Anamosa Street located south of the subject property is indicated on the Major Street Plan. The property is currently void of any development. However, future plans for commercial development have been indicated as the property is visibly located south of US Interstate 90, and adequate access can be obtained from I-90/LaCrosse Street interchange to the west and from I-90/Highway 16 interchange to the east. The applicant has included a request to rezone the subject property from General Agriculture District to General Commercial District. The changing conditions in the area through the future extension of water and sewer and the future road connections, increases the potential development of the property.

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

This undeveloped property, along with a larger undeveloped parcel, are currently zoned General Agriculture District as a holding zone until future development occurs in the area. The applicant has indicated that the subject property and the combined larger parcel will be developed as general commercial land uses. The property located north and east of this combined parcel is zoned General Commercial District. The property located south of this combined parcel is zoned Light Industrial District. The property located east of the parcel is zoned Medium Density Residential District. The Comprehensive Plan Amendment would change the land use from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development. The future development of the subject property will be a continuation of commercial land uses. The proposed amendment will be compatible with the proposed use surrounding the subject property.

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

The proposed increase in land use intensity will require a traffic study prior to approval of the proposed commercial development as outlined on the conceptual plan. Prior to development, Rapp Street and Farnwood Street will need to be realigned at LaCrosse Street to accommodate additional vehicular traffic. In addition, Eglin Street will need to connect to East North Street to the east. The alignment of Anamosa Street will need to be consistent with the Major Street Plan. The Century Road alignment will need to be consistent with the adopted Major Street Plan. The requested land use is compatible with the East Mall Drive/Dyess South Drainage Basin Design Plan although significant drainage improvements will be required to accommodate the anticipated density of development. The Preliminary Design Report for East Mall Drive indicates future water and sewer connections extending east through the property and north/south through the property. Additional landscaping buffers will be required adjacent to Interstate 90 as per the North Rapid Future Land Use Plan. With the future infrastructure in place to accommodate

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additional development, impacts of the anticipated development allowed pursuant to the proposed amendment can be adequately addressed. The Planned Commercial Development process will insure that the density of development allowed 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 an undeveloped portion of a larger area that is now ready for development. The future extension of water, sewer and roads through the subject property will encourage continued development of the area. The Planned Commercial Development will enhance the orderly development of this property and will address issues including additional landscaping, traffic or infrastructure improvements. The proposed amendment will allow the continuation of the in-fill development within the proposed area south of I-90 and north of Anamosa Street.

***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 extension of water, sewer and road networks are available for the proposed area. The proposed change in land use and subsequent development of this property will require a traffic study and completion of numerous roadway connections. Staff has not identified any significant adverse effects that the proposed Comprehensive Plan Amendment will have on the surrounding area or on the City if the issues previously identified are addressed through the Planned Commercial Development process.

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received one inquiry regarding the proposed request at the time of this writing (Revised 9-27-04).