

STAFF REPORT  
February 24, 2005

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**No. 05CA003 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 81.81 acre parcel from Park Forest to Business Park**

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**ITEM 25**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Bailey Associates, Inc.
REQUEST	<b>No. 05CA003 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 81.81 acre parcel from Park Forest to Business Park</b>
EXISTING LEGAL DESCRIPTION	The SE1/4 SE1/4 of Section 27, T2N, R7E, BHM less the west 420 feet thereof and the E1/2 NE1/4 of Section 34, T2N, R7E, BHM, less the west 420 feet thereof, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 81.81 Acres
LOCATION	At the eastern terminus of Commerce Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Light Industrial and General Agriculture District
South:	General Agriculture District
East:	Public and General Agriculture District
West:	Public District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 81.81 acre parcel from Park Forest to Business Park be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 81.81 acres and is located at the current eastern terminus of Commerce Road. The 1974 Comprehensive Plan Map identifies this property as Park Forest. The property is currently zoned Public District. The property located north of the subject property is currently zoned Light Industrial District and General Agriculture District. The property located south of the subject property is currently zoned General Agriculture District. The property located to the east and west of

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the subject property is currently zoned Public District. The applicant has also submitted a request to rezone the subject property from Public District to Business Park District (05RZ004), 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 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 the Deadwood Avenue industrial area. The property is currently undeveloped and is located south of South Plaza Drive and at the eastern terminus of Commerce Road. Sewer and water are available in South Plaza Drive, north of the subject property. The property west of the subject property is currently designated for light industrial use. The adjacent property to the east is contained in the adopted North Rapid Neighborhood Future Land Use Plan and is designated Planned Residential Development with a maximum density of one dwelling unit per three acres. Because the subject property is adjacent to both residential and light industrial land uses, designating it as Business Park would provide an appropriate buffer between the two uses and is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

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

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 part of a larger acreage of undeveloped property that has been held for future development. The applicant has indicated that the property is now ready for development. The proposal to rezone the property to Business Park Zoning District is complimentary to the existing residential and industrial uses.

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

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The property is currently zoned Public District. The property located north of the subject property is currently zoned Light Industrial District and General Agriculture District. The property located south of the subject property is currently zoned General Agriculture District. The property located to the east and west of the subject property is currently zoned Public District. The subject property is currently undeveloped. The subject property is located in the Deadwood Avenue industrial area and is now ready for development. Because the subject property is adjacent to both residential and light industrial land uses, designating the subject property as Business Park would provide a transition between the two uses.

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

The subject property is near Commerce Road which is the main street access to Deadwood Avenue. Sewer and water services are located in South Plaza Drive to the north of the subject property. With the infrastructure nearby 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 a larger property, is located in a primarily industrial area and is now ready for in-fill development. The extension of water and sewer connections is currently located in South Plaza Drive just north of the subject property. Commerce Drive is the main street access to Deadwood Avenue. The proposed amendment would allow in-fill development and provide a transition between the industrial and residential land uses.

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.*

Infrastructure is in place adjacent to the subject property and the change would be consistent with the land use identified in the Deadwood Avenue Drainage Basin Plan. The water service exists in the South Canyon high level system zone and will not serve above an elevation of 3,463 feet. Portions of this property are above 3,463 feet. Main street access to Deadwood Avenue is currently via Commerce Drive. Street system layout must reflect Commerce Drive and Anamosa Street as arterial streets.

The Future Land Use Committee reviewed this request with the applicant and on January 21, 2005 recommended approval of the proposed Comprehensive Plan Amendment based on the findings outlined in this report.