

STAFF REPORT  
July 6, 2006

---

**No. 06CA017 - Amendment to the Comprehensive Plan to change the land use designation from Residential to General Commercial with a Planned Commercial Development.**

---

**ITEM 18**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers, Inc. for Eldene Henderson
REQUEST	<b>No. 06CA017 - Amendment to the Comprehensive Plan to change the land use designation from Residential to General Commercial with a Planned Commercial Development.</b>
EXISTING LEGAL DESCRIPTION	Lot 3, Geld Subdivision, located in the NE1/4 NW1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .65 acres
LOCATION	2425 Haines Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/9/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This undeveloped property contains approximately .65 acres and is located west of Haines Avenue, south of Pahasapa Road and north of Disk Drive. Land located north, east and south of the subject property is zoned General Commercial District with a Planned Commercial Development. Land located west of the property is zoned Low

STAFF REPORT  
July 6, 2006

---

**No. 06CA017 - Amendment to the Comprehensive Plan to change the land use designation from Residential to General Commercial with a Planned Commercial Development. ITEM 18**

---

Density Residential District with a Planned Residential Development. In addition to this Comprehensive Plan Amendment application, the applicant has submitted a Rezoning of the subject property from Low Density Residential District to General Commercial District (06RZ018) and a Planned Development Designation (06PD045).

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. Currently, general commercial land uses are located north, south and east of this property. The property is adjacent to Haines Avenue, a principal arterial street on the City's Major Street Plan. 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 south of a recently developed commercial property. The subject property is currently void of any development. Future plans for commercial development are indicated as the property is visibly located adjacent to Haines Avenue, a principal arterial street on the City's Major Street Plan. City water and sewer are available for the subject property. The applicant has included a request to rezone the subject property from Low Density Residential District to General Commercial District. The development of the adjacent commercial property to the north increases the potential development of the subject property and warrants the proposed change.

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 Low Density Residential District. The properties located north, south and east of the subject property are zoned General Commercial District. The Comprehensive Plan indicates that the subject property is appropriate for residential land

STAFF REPORT  
July 6, 2006

---

**No. 06CA017 - Amendment to the Comprehensive Plan to change the land use designation from Residential to General Commercial with a Planned Commercial Development.**

---

**ITEM 18**

uses. The applicant has indicated that the subject property is to be developed with commercial land uses. The applicant has submitted a Planned Development Designation in conjunction with the Rezoning and Comprehensive Plan Amendment applications to help mitigate any negative impacts development may have on the residential land uses adjacent to the subject property. As such, the proposed amendment is compatible with the commercial 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 available to be developed for commercial uses with City sewer and water. Haines Avenue, a major arterial street on the City's Major Street Plan, is located east of the subject property. The Initial and Final Planned Commercial Development will address any negative issues that may have an impact on surrounding properties as development occurs. As such, the proposed amendment does not appear to 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 currently void of any development but is located adjacent to property that has recently been developed for commercial land use. The infrastructure to handle the commercial development is available and a principal arterial street is located adjacent to the property. The proposed amendment will allow the continuation of commercial in-fill development within the City. A Planned Development Designation for the subject property has been submitted in conjunction with this application as the property is adjacent to a Low Density Residential Zoning District.

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 Haines Avenue Drainage Basin Plan assumes this property to be commercial; as such, this change is consistent with the basin plan. The Initial and Final Planned Commercial Development will serve as a tool to address the issues specific to the subject property and will help mitigate any potential negative impacts the commercial use may have on the existing residential land uses adjacent to the subject property. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the July 7, 2006 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.