

STAFF REPORT
August 10, 2006

No. 06CA023 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Neighborhood Commercial

ITEM 39

GENERAL INFORMATION:

PETITIONER	Lise Balk-King
REQUEST	No. 06CA023 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Neighborhood Commercial
EXISTING LEGAL DESCRIPTION	Lots 19 thru 24, Boulevard Addition, Block 3, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	1011, 1015, 1019 and 1021 St. Joseph Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District
East:	Office Commercial District
West:	High Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/14/2006
REVIEWED BY	Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Neighborhood Commercial be denied.

GENERAL COMMENTS: These developed residential properties contain approximately .48 acres and are located south of Halley Park at 1011, 1015, 1019 and 1021 St. Joseph Street. The properties are located within the West Boulevard Historic District and the buildings are contributing structures. The properties are currently zoned High Density Residential District. Land located north of the subject property is zoned Park Forest District. Land located east of the subject property is zoned Office Commercial District. Land located south of the subject property is zoned Medium Density Residential District. Land located west of the subject property is zoned High Density Residential District. In addition to this Comprehensive Plan Amendment application, the applicant has submitted a Rezoning of the

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subject property from High Density Residential District to Neighborhood Commercial District (06RZ025).

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 identify and manage the public interest's unique cultural and historic areas within Rapid City. The objective of this goal is to protect historic and cultural resources by preventing encroachment by incompatible commercial and industrial uses and excessively high density residential development. The subject properties are contributing properties within the West Boulevard Historic District. Currently, residential land uses are located south and west of the subject property. Halley Park is located north of the subject property. The property owner has indicated that this parcel is currently residential but is proposed to be developed for commercial use. It has also been suggested that some of the residential structures may be removed. The encroachment of commercial uses within a historic residential area is not consistent with the intent of the City's Comprehensive Plan to manage the unique cultural historic area within Rapid City.

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

The property is currently developed with residential structures. Staff has not identified any changing conditions within the neighborhood warranting 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 zoned High Density Residential District. A rezoning application has been submitted to change the zoning from High Density Residential District to Neighborhood Commercial District. The property located north of the subject property is zoned Park Forest District. The property located east of the subject property is zoned Office Commercial District. The property located west of the subject property is zoned High Density Residential District. The property located south of the subject property is zoned Medium Density Residential District. The current Comprehensive Plan indicates that the subject property is appropriate for Residential use. The applicant has indicated that the subject property is to

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be developed for neighborhood commercial land uses. Neighborhood Commercial land uses include stores devoted to serving the population of the immediate area. The subject property is located on the northern boundary of the West Boulevard Historic District and adjacent to a principal arterial street. St. Joseph Street is a one way street, and as such, accessing the subject property will cause an increase in traffic in the West Boulevard area. Staff has significant concerns regarding on-site parking and turning movements if the subject property is converted to a Neighborhood Commercial Zoning District. Commercial land uses will bring increased noise and lighting to the residential area. The proposed amendment does not appear to be compatible with the residential 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 applicant plans to develop the subject property for commercial land uses. St. Joseph Street, a principal arterial street on the City's Major Street Plan, is located adjacent to the subject property on the north. Eleventh Street is located adjacent to the property on the west. St. Joseph Street is a one way street, and as such, accessing the subject property will cause an increase in traffic in the West Boulevard area, specifically on West Boulevard, Kansas City Street and Eleventh Street. Turning movements to access the subject property will be an issue for the adjacent residential streets and to St. Joseph Street.

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 an established residential area. The proposed amendment will extend the commercial development adjacent to the City core, and will result in the encroachment of further commercial development within the residential area.

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.*

Turning movements to access the proposed commercial development could result in increased traffic congestion along St. Joseph Street, as well as increased traffic in the residential areas. On-site parking issues could result in overflow parking encroaching into the residential areas. Increased traffic from the commercial uses will have a significant negative impact on the residential area within the West Boulevard Historic District.

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 August 10, 2006 Planning Commission meeting if these requirements have not been met. Staff has received significant objections from members of the Historic Preservation Commission regarding the proposed request.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use

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designation from Residential to Neighborhood Commercial be denied.