

STAFF REPORT
November 9, 2006

No. 06CA034 - Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Light Industrial Development

ITEM 31

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06CA034 - Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Light Industrial Development
EXISTING LEGAL DESCRIPTION	Lot B of the W1/2 SW1/4, less Lot H1; and Lot Y of Lot H2 of the SW1/4 less Lot H1 and H2, all located in Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 11.51 acres
LOCATION	Northeast of the intersection of Deadwood Avenue and Interstate 90
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	No Use District
West:	General Agriculture District (ROW)
PUBLIC UTILITIES	Private water and septic system
DATE OF APPLICATION	8/3/2006
REVIEWED BY	Karen Bulman / Todd Peckosh

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

GENERAL COMMENTS: This property contains approximately 11.51 acres and is located at the northeast intersection of Deadwood Avenue and U.S. Interstate 90. The property has been annexed and is currently zoned No Use District. Land located north of the subject property is zoned Light Industrial District. Land located west of the subject property is zoned General Agriculture District. Land located east of the subject property is zoned No Use District. Land located south of the subject property is zoned General Commercial District. In addition to this application for an Amendment to the Comprehensive Plan to change the land use

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designation from General Agriculture to Light Industrial with a Planned Light Industrial Development, the applicant has submitted a Rezoning from No Use District to Light Industrial District (06RZ043).

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 preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities. Adequate areas zoned for commercial and light/heavy industrial uses are needed to promote economic development. This change is consistent with the intent of the City's Comprehensive Plan to ensure that there are adequate areas zoned for commercial and light/heavy industrial uses.

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

The subject property was annexed into the City limits and zoned No Use District. An application to change the zoning from No Use District to Light Industrial District has been submitted by the City. Currently, a heavy equipment sales business is located on the property. Private water and septic systems serve the property. However, dry sewer is located in Tatanka Road and Harley Drive. Plans for the extension of city sewer to the area are currently being developed for this area. The annexation of the property is the changing conditions warranting the change in land use.

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

The property located north of the subject property is zoned Light Industrial District. The property located east of the subject property is zoned No Use District and is proposed to be rezoned to General Agriculture District as a holding zone. The property located west of the subject property is zoned General Agriculture District and is the U.S. Interstate 90 right-of-way. The property located south of the subject property is zoned General Commercial District. The proposed amendment to change the land use from No Use District to Light Industrial District with a Planned Light Industrial Development appears to be compatible with

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the industrial uses adjacent to the subject property.

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

The existing streets near the subject property are designed to serve Light Industrial land uses. U.S. Interstate 90 and Deadwood Avenue are located east and south of the subject property. Plans to extend City sewer east of the subject property are being developed with a possible construction timeframe for summer 2007. With the extension of the infrastructure, the proposed amendment does not appear to have any 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 an area with industrial and commercial land uses. Deadwood Avenue and U.S. Interstate 90 are located adjacent to the property. The proposed amendment will allow the continuation of an established industrial business within the City. The proposed change will result in a logical and orderly development pattern.

- 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.*

Adequate street networks are located adjacent to the subject property. Sanitary sewer service is proposed to be extended in the near future to support industrial and commercial development. In addition, the Initial and Final Planned Light Industrial Development will help to mitigate any negative effects the development may have on existing or future land uses in the area. 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 on November 9, 2006 if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Light Industrial Development be approved.