

STAFF REPORT
February 8, 2007

No. 07CA003 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial

ITEM 28

GENERAL INFORMATION:

PETITIONER	CETEC Engineering for Franklin O. Simpson
REQUEST	No. 07CA003 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial
EXISTING LEGAL DESCRIPTION	Tract P of Fountain Springs Business Park and dedicated public right-of-way in the S1/2 of the NE1/4 and the N1/2 of the SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.00 acres
LOCATION	Corner of North Plaza Drive and Fountain Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	General Agriculture District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/12/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted an Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Light Industrial District. (See companion item number 07RZ006.)

Currently, the properties located north and west of the subject property are zoned Light

STAFF REPORT
February 8, 2007

No. 07CA003 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial

ITEM 28

Industrial District and the properties located south and east of the subject property are zoned General Agriculture District.

On December 28, 2006, the City approved a Final Plat subdividing the subject property into a five acre parcel to be known as "Tract P of Fountain Springs Business Park".

The property is located in the southeast corner of the intersection of North Plaza Drive and Fountain Plaza Drive. To date, the subject property is void of any structural development.

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 within the City that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. Full utilization of properties currently served by infrastructure is encouraged. The purpose of the Light Industrial District is to establish areas for light manufacturing and assembly plants, processing, storage, warehousing, and wholesaling and distribution operations. The Zoning Ordinance requires that these types of uses be conducted so that noise, odor, dust and glare are completely confined within enclosed structures. Light industrial uses currently exist to the south and west of the subject property. The proposed Comprehensive Plan Amendment request would allow for the continuation of light industrial uses within the area. In addition, the proposed Comprehensive Plan Amendment is compatible with existing land use(s) within the area.

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

The subject property is currently zoned General Agriculture District. The General Agriculture District has served as a holding zone until such time as the property is developed. The properties located north and west of the subject property are zoned Light Industrial District. The properties located east and south of the subject property are currently zoned General Agriculture District. The continued growth and development in the immediate area constitute the changing condition that warrants the proposed change in the Comprehensive Plan.

STAFF REPORT
February 8, 2007

No. 07CA003 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial **ITEM**

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

As previously indicated, the properties located north and west of the subject property are zoned Light Industrial District. The properties located east and south of the subject property are currently zoned General Agriculture District. The proposed Comprehensive Plan Amendment request would allow for the continuation of light industrial uses within the area.

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

North Plaza Drive is located along the north lot line of the subject property and is classified as a minor arterial street on the City's Major Street Plan. City water and sewer currently exists in the North Plaza Drive and Fountain Plaza Drive rights-of-way and will be extended to serve the subject property. The properties to the north and west are currently zoned Light Industrial District with existing light industrial uses. Staff has not identified any significant adverse impacts that will result from the requested Comprehensive Plan Amendment. In addition, the Zoning Ordinance requires that these types of uses be conducted so that noise, odor, dust and glare are completely confined within enclosed structures.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

As previously indicated, the properties located north and west of the subject property are currently zoned Light Industrial District. Rezoning the subject property 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.*

The Major Street Plan identifies North Plaza Drive as a minor arterial. Allowing industrial use(s) along a principal arterial street is in compliance with the Major Street Plan. City water and sewer currently exists in the North Plaza Drive and Fountain Plaza Drive rights-of-way and will be extended to serve the subject property. Staff has not identified any adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at their February 8, 2007 Planning Commission meeting if this requirement has not been met.