

STAFF REPORT

June 7, 2007

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**No. 07CA022 - Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to General Commercial**

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**ITEM 15**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 07CA022 - Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to General Commercial</b>
EXISTING LEGAL DESCRIPTION	That portion of the dedicated right-of-way for South Valley Drive adjacent to the westerly boundary of Lot 1 of Lot D and Lot D to the SW corner of Section 4 located in the SW1/4 SW1/4, Section 4, all located in T1N, R8E, BHM, Rapid City, South Dakota more generally described as being located on South Valley Drive south of South Dakota Highway
PARCEL ACREAGE	Approximately 0.64 acres
LOCATION	Valley Drive south of SD Highway 44
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Suburban Residential District (Pennington County)
East:	General Commercial District (Pennington County)
West:	Light Industrial District and General Commercial District
PUBLIC UTILITIES	NA
DATE OF APPLICATION	5/11/2007
REVIEWED BY	Monica Heller / Emily Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial be approved

GENERAL COMMENTS: This street right-of-way known as South Valley Drive contains approximately 0.64 acres and is located south of SD Highway 44 East and north of E. St. Patrick Street. The right-of-way was annexed into the City limits effective December 3, 2004 (#04AN011). Upon annexation into the City limits, the property was zoned No Use District. The property located north of the subject property is zoned No Use District. The property located south of the subject property is zoned Suburban Residential District by Pennington

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County. The property to the west is zoned Light Industrial District from SD Highway 44 East to E St. Andrew Street and General Commercial District from E St. Andrew Street to E St. Patrick Street. The property located east of the subject property is zoned General Commercial District by Pennington County. An application for a Rezoning from No Use District to General Commercial District (#07RZ040) has been submitted in conjunction with the Comprehensive Plan Amendment for the subject property.

**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. This change is consistent with the intent of the City's Comprehensive Plan to encourage the orderly extension of contiguous growth along the City's fringe.

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

The subject property has been annexed into the City limits and temporarily placed in a No Use Zoning District. The annexation of the property constitutes the changing condition requiring the Comprehensive Plan Amendment. This street right-of-way known as South Valley Drive contains approximately 0.64 acres and is located south of SD Highway 44 East and north of E. St. Patrick Street.

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

The property located west of the subject property is primarily Light Industrial uses and is zone Light Industrial District from SD Highway 44 East to E St. Andrew Street and General Commercial District from E St. Andrew Street to E St. Patrick Street. The property located east of the subject property is undeveloped, but is zoned General Commercial by Pennington County. The proposed amendment to change the land use from General

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Agriculture to General Commercial appears to be compatible with the existing and proposed uses surrounding the subject property.

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

The subject property is street right-of-way and has access to E. St. Patrick Street and SD Highway 44 East, both are Principal Arterial Streets. Sewer is located on the subject property and water is adjacent to the subject property. 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 street right-of-way known as South Valley Drive and is located south of SD Highway 44 East and north of E. St. Patrick Street. With the availability of water, sewer and street connections to the subject property, the proposed amendment is consistent with the existing 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.*

Staff has not identified any significant adverse effects that the proposed Amendment to the Comprehensive Plan 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 June 7, 2007 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. Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to General Commercial be approved.