

STAFF REPORT
June 21, 2007

No. 07CA029 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial

ITEM 21

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 07CA029 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial
EXISTING LEGAL DESCRIPTION	Lots A, AB and C, less Lots H1 and H2, located in the NW1/4 NW1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.47 Acres
LOCATION	East of S.D. Highway 79 and south of Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	General Agriculture District (Pennington County)
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/29/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

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 subject property is located east of S.D. Highway 79 and south of Elk Vale Road. The area includes approximately 12.47 acres, and a contractor's equipment storage yard is currently located on the subject property. The subject property was annexed into the City limits effective July 7, 2004 (#04AN011). Upon annexation into the City limits, the property was zoned No Use District. The properties located north, east, and west of the subject property are zoned No Use District. The property located south of the subject property is zoned General Agricultural District by Pennington County. An application for a Rezoning from No Use District to Light Industrial District (#07RZ048) has been submitted in conjunction with the Comprehensive Plan Amendment for the subject property.

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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. Water and sewer are currently located in S.D. Highway 79 to serve the subject property. In addition, a Final Plat (06PL173) was approved for Marlin Industrial Park located east of the subject and it is anticipated that this will be an area of the community that will experience continued industrial growth and development in the immediate and foreseeable future. This change appears to be 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.

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

The properties located north of Elk Vale Road along S.D. Highway 79 are zoned Heavy Industrial and the draft Southeast Connector Future Land Use Plan identifies the area as appropriate for Light Industrial District. Dakota Craft Builders Supply and Merillat Corporation are located within a quarter mile of the subject property. The proposed amendment to change the land use from General Agriculture to Light Industrial 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*

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environment, services, facilities, and transportation

The subject property has access to S.D. Highway 79 which is a Principal Arterial Street. Sewer and water is adjacent to the subject property in the S.D. Highway 79 right-of-way. Water pressure appears to be adequate to serve the existing development and detailed water and sewer information will be required as part of future platting and development of 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.*

Staff noted that a light industrial use is currently developed on the subject property. 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 21, 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 Light Industrial be approved.