

STAFF REPORT
December 6, 2007

No. 07CA058 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Light Industrial

ITEM 30

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Leigh H. Tange/ Adams and Nemo Properties
REQUEST	No. 07CA058 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Light Industrial
EXISTING LEGAL DESCRIPTION	<p>A portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 2R of Beard Subdivision and the point of beginning, Thence, first course: S62°35'52"E, a distance of 1229.50 feet; Thence, second course: S37°32'29"E, a distance of 394.90 feet; Thence, third course: S00°00'00"E, a distance of 1684.81 feet; Thence, fourth course: S60°21'45"W, a distance of 305.29 feet; Thence, fifth course: S88°20'00"W, a distance of 1840.91 feet; Thence, sixth course: N83°10'38"W, a distance of 304.61 feet; Thence seventh course: N48°29'18"W, a distance of 331.54 feet, to a point on the section line common to Sections 20 and 21, T2N, R8E; Thence eighth course: N00°02'15"W, along the section line common to Sections 20 and 21, a distance of 1188.45 feet, to the Section 1/4 Corner common to Sections 20 and 21; Thence ninth course: N00°00'41"W, along the section line common to Sections 20 and 21, a distance of 1325.18 feet, to the north Section 1/16 Corner common to Sections 20 and 21; Thence tenth course: N89°59'19"E, a distance of 33.10 feet, to the southwesterly corner of Lot 3 of Beard Subdivision; Thence eleventh course: S89°56'52"E, along the southerly boundary of said Lot 3 of Beard Subdivision, a distance of 564.86 feet, to the southeasterly corner of said Lot 3 of Beard Subdivision, common to a southerly corner of said Lot 2R of said Beard Subdivision; Thence twelfth course: S89°56'31"E, along the southerly boundary of said Lot 2R of Beard Subdivision, a distance of 727.10 feet, to the southeasterly corner of said Lot 2R of Beard Subdivision and the point of beginning</p>

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PARCEL ACREAGE	Approximately 154.91 acres
LOCATION	North of Seger Drive and east of Dyess Avenue
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District - General Commercial District - Limited Agriculture District - all (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer (to be extended0
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Monica Heller / Ted Johnson

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Light Industrial be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 154.91 acres and is located north of Seger Drive and east of Dyess Avenue. The application is a request for an Amendment to the Adopted Comprehensive Plan to change the land use designation from Low Density Residential to Light Industrial. The property is currently zoned General Agriculture District by Pennington County. Land located south, east and west of the property is zoned General Agriculture District by Pennington County. Land located north of the property is zoned General Commercial District, Limited Agriculture District and General Agriculture District by Pennington County. The Rapid City Comprehensive Plan indicates that this property is appropriate for Low Density Residential land uses.

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:

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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. 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. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. The proposed amendment will create an area of industrial development that is consistent with existing development in the area.

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

The construction of Mall Drive and reconstruction of the interchanges on I-90 at East North Street and Elk Vale Road have changed conditions within the area to support the proposed industrial development. The proposal to amend the Comprehensive Plan as proposed is reflective of a continuation of the industrial development in the area.

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

The area to the south of the property is currently developed with various industrial uses. The area to the north and east are currently used as agricultural land with the potential to be developed as Light Industrial uses in the future. Amending the Comprehensive Plan as proposed will create a node of industrial development within this area.

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

The property has access to Dyess Avenue, a Minor Arterial Street. Sewer is located on the property and water is adjacent to the 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 property is located north of Seger Drive and east of Dyess Avenue in an area of existing industrial development. The proposed amendment will allow for the continuation of the established industrial 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.*

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Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

The Future Land Use Committee met October 11, 2007 and recommended approval of the Comprehensive Plan Amendment to change the land use from Low Density Residential to Light Industrial.