

STAFF REPORT
January 24, 2008

No. 07CA066 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Heavy Industrial

ITEM 21

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Dakota Craft Business Properties, LLP LATE SUBMITTAL
REQUEST	No. 07CA066 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Heavy Industrial
EXISTING LEGAL DESCRIPTION	Lots 1A and 2A in the SE1/4 of the NW1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.0 acres
LOCATION	5406 Old Folsom Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Heavy Industrial District (Planned Industrial Development)
South:	General Agriculture District (Pennington County)
East:	Heavy Industrial District (Pennington County) - General Commercial District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Shared well and on-site septic system
DATE OF APPLICATION	1/11/2008
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Heavy Industrial be approved.

GENERAL COMMENTS: This industrially developed property contains approximately 9.0 acres and is located at 5406 Old Folsom Road. The annexation of the property was effective October 11, 2007 (File #07AN005) and the property is currently zoned No Use District. Land located north of the property is zoned Heavy Industrial District with a Planned Industrial Development. Land located south and west of the property is zoned General Agriculture District by Pennington County. Land located east of the property is zoned

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General Commercial District and Heavy Industrial District by Pennington County. The draft Southeast Connector Neighborhood Future Land Use Plan indicates that this property is appropriate for Heavy Industrial land uses. However, the current Comprehensive Plan indicates that the property is appropriate for Agriculture land uses. An application to rezone the property from No Use District to Heavy Industrial District (#07RZ078) has been submitted in conjunction with this Comprehensive Plan Amendment.

The subject property is located in an area that is zoned by Pennington County for industrial, commercial and agriculture uses. An industrial business is located on the subject property. South Dakota Highway 79, a principal arterial on the City's Major Street Plan, is located west of 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. Industrial and commercial uses are planned for the adjacent property located north of the property in the Marlin Industrial Park and will be served by City sewer and water. An on-site septic system and shared well are currently in place on the property. However, in the future, the public improvements in Marlin Industrial Park could be extended to serve the property. This change is consistent with the intent of the City's Comprehensive Plan goal to encourage the orderly extension of contiguous growth.

In addition, 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. The property is located adjacent to Heavy Industrial and General Commercial Zoning Districts. This change is consistent with the intent of the City's Comprehensive Plan goal 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*

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neighborhood surrounding and including the subject property.

The property was annexed into the City limits and zoned No Use District. An application to change the zoning from No Use District to Heavy Industrial District has been submitted by the City. The property is industrially developed and located adjacent to SD Highway 79, a principal arterial on the City's Major Street Plan. Infrastructure is supplied by the on-site septic system and a shared well; however, annexation of the property will allow City utility service to be extended to the property. The annexation of the property is the changing condition 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.*

Land located north of the property is zoned Heavy Industrial District with a Planned Industrial Development. Land located south and west of the property is zoned General Agriculture District by Pennington County. Land located east of the property is zoned General Commercial District and Heavy Industrial District by Pennington County. Prior to annexation, the property was zoned Heavy Industrial by Pennington County. This property is a continuation of adjacent industrial development to the north and east and is an extension of the industrial corridor along S.D. Highway 79. The proposed amendment to change the land use from Agriculture to Heavy Industrial appears to be compatible with the industrial uses adjacent to the property.

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

The property is industrially developed and has access to S. D. Highway 79, a principal arterial on the City's Major Street Plan, located west of the property. Sewer is supplied by an on-site septic system and a shared well provides the water. Water service and sewer are located in the Marlin Industrial Park located north of the property. As such, the extension of water and sewer may be available for 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.*

An existing industrial business is located on the property and industrial structures are located east of the property. The balance of the surrounding property is undeveloped. The proposed amendment will allow the continuation of in-fill development within the City and the continuation of the industrial corridor along S.D. Highway 79. The balance of the surrounding property is zoned by Pennington County for general commercial and agriculture uses. The existing industrial development and the existence of infrastructure north of the property indicate that the proposed change would result in a logical and orderly development pattern.

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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.*

South Dakota Highway 79 is located west of the property providing adequate access for heavy industrial development. Adequate water and sanitary sewer service is available through a private well and septic system with the future possibility of water service and sewer extension from the Marlin Industrial Park located north of the property. 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 and the receipts from the certified mailing have been returned. 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 Agriculture to Heavy Industrial be approved.