

STAFF REPORT
July 24, 2008

No. 08CA020 - Amendment to the Adopted Comprehensive plan to change the Future Land Use Plan from Light Industrial to General Commercial

ITEM 18

GENERAL INFORMATION:

APPLICANT/AGENT	Melanie Lien Palm
PROPERTY OWNER	Nine Liens
REQUEST	No. 08CA020 - Amendment to the Adopted Comprehensive plan to change the Future Land Use Plan from Light Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	The balance of Lot 1 of Silver Strike Subdivision in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 37.81 acres
LOCATION	2203 Distribution Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	5/28/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive plan to change the Future Land Use Plan from Light Industrial to General Commercial be approved with the following stipulation:

- 1. Prior to City Council approval, a Planned Development Designation shall be submitted for review and approval.**

GENERAL COMMENTS: (Update: July 15, 2008. All revised and/or added text is shown in bold.) This item was continued to the July 24, 2008 Planning Commission meeting at the applicant's request.

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The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the Future Land Use Plan from Light Industrial to General Commercial. This undeveloped property contains approximately 37.81 acres and is located north of East Mall Drive and west of Dyess Avenue. In addition, the applicant has submitted a Rezoning request (#08RZ020) to change the zoning designation of the property from General Agriculture District to General Commercial District. Land located south and west of the property is zoned General Commercial District. Land located north of the property is zoned Heavy Industrial District. Land located east of the property is zoned General Agricultural District. The Northeast Area Future Land Use Plan indicates that this property is appropriate for Light Industrial 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 along the City's fringe 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 construction of East Mall Drive, a significant east-west arterial connection located south of the property, has changed conditions within the area to support proposed commercial development. In addition, East North Street, a proposed minor arterial street on the City's Major Street Plan will be constructed along the western boundary of the property in the future. With the completion of East Mall Drive and the future extension of East North Street, 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. This change is consistent with the intent of the City's Comprehensive Plan goal to encourage the orderly extension of contiguous growth.

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

An application to change the zoning from General Agriculture District to General Commercial District has been submitted in conjunction with this request. The completion of East Mall Drive and the future extension of East North Street along the western boundary of the property is the changing condition warranting the change in land use.

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

Land located south and west of the property is zoned General Commercial District. Land located north of the property is zoned Heavy Industrial District. Land located east of the property is zoned General Agricultural District. The proposed amendment to change the land use from Light Industrial to General Commercial appears to be compatible with the commercially zoned property adjacent to the property.

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

East Mall Drive is located south of the property and is classified as a principal arterial street on the City's Major Street Plan. East Mall Drive has been constructed accordingly. Staff also noted that when East North Street is developed along the western boundary of the property water and sewer service lines will be extended to serve this development. In addition, during the platting process for the property the applicant will have to demonstrate adequate water pressure, sewer capacity, and drainage facilities. As such, the proposed amendment does not appear to have an 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 adjacent to an area where road and infrastructure improvements are currently being extended. The proposed amendment will allow the extension of the current commercial development occurring in the adjacent areas. The extension of commercial development currently occurring adjacent to the property and the construction of infrastructure in the vicinity indicates that the proposed change would 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.*

As a part of the platting of the property, infrastructure will be constructed to serve the proposed commercial development. In addition, existing commercial development is established in the area. No significant adverse effects resulting from the Comprehensive Plan Amendment have been identified.

The Future Land Use Committee considered this request on July 3, 2008 and recommended that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Light Industrial to General Commercial be approved with the stipulation that a Planned Development Designation be reviewed and approved for the property.

As of this writing, the required sign has been posted on the property and the receipts from

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the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.