

STAFF REPORT
November 20, 2008

**No. 08CA040 - Amendment to the Adopted Comprehensive Plan to ITEM 7
change the land use designation from Commercial to Industrial**

GENERAL INFORMATION:

APPLICANT	Steve Wynia for Wyngaard Investments and the City of Rapid City
AGENT	Britton Engineering & Land Surveying, Inc.
PROPERTY OWNER	Eagles Lodge, Jim Mulellenberg
REQUEST	No. 08CA040 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Commercial to Industrial
EXISTING LEGAL DESCRIPTION	Lot 9 of Cambell Square Addition, located in Government Lot 4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.52 acres
LOCATION	1410 Centre Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/24/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Commercial to Industrial be approved.

GENERAL COMMENTS: The applicant has submitted an Amendment to the Adopted Comprehensive Plan to change the land use designation from Commercial to Industrial. In addition, the applicant has submitted a Rezoning request (#08RZ044) from General Commercial District to Light Industrial District for the property. The property is located on the north side of Centre Street and east of Cambell Street. Currently there is no structural development on the property.

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On October 23, 2008 Planning Commission approved a Conditional Use Permit (#08UR014) to allow ministorage warehousing for the property with stipulations.

On November 3, 2008 City Council approved a Preliminary Plat (#08PL130) and a Variance to the Subdivision Regulations (#08SV046) with stipulations for the 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.

The Future Land Use Committee 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 their findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

This property appears to be in compliance with the Major Street Plan and the Master Utility Plan for the City of Rapid City. In addition, one of the goals of any Future Land Use Plan is to encourage compact and contiguous growth and orderly extension and efficient use of public improvements, infrastructure, and services. Full utilization of properties currently served by infrastructure is encouraged. The proposed amendment will create an area of industrial development that is consistent with the existing and projected land uses in the area.

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

The property is located adjacent to Light Industrial property on the north and General Commercial property on the south, east, and west. Ministorage warehousing was developed west of the property and a propane distribution facility is located south of the property. The applicant is proposing to construct a ministorage warehousing facility on this property. 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.*

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

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existing ministorage warehousing to the west and the natural gas facility to the south.

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

Water and sewer is available to the property from Centre Street. Traffic will have adequate access from Centre Street as it continues along the south property line. The potential uses allowed in the Light Industrial Zoning District do not appear to have a significant adverse impact on the surrounding uses in the area.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The property is located south of Centre Street in an area of existing industrial development. Currently, a ministorage warehousing facility is located west of the property and a propane distribution facility is located south of the property. 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.*

Additional industrial development is currently established in the area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

Notification Requirement: To date, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify Planning Commission at the November 20, 2008 Planning Commission meeting if the legal notification requirements have not been met.