

STAFF REPORT  
October 8, 2009

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**No. 09CA022 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial with a Planned Commercial Development to Public**

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**ITEM 14**

GENERAL INFORMATION:

APPLICANT	South Dakota Game Fish and Parks
AGENT	Ferber Engineering Co., Inc.
PROPERTY OWNER	South Dakota Game Fish and Parks
REQUEST	<b>No. 09CA022 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial with a Planned Commercial Development to Public</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SE1/4 NW1/4, Section 33, T2N, R7E, BHM, more particularly described by metes and bounds commencing at the northeast corner of Lot 2 of NWE Subdivision a found 5/8" rebar with cap marked "FMG Inc. LS SD 6119", the true point of beginning, with SD State Plane Coordinates, South Zone, NAD83, N-654,283.81, E-1,193,289.54; thence S36°16'34"E at a distance of 306.27 feet to a rebar and cap marked "Renner 2652"; thence S36°16'12"E at a distance of 29.75 feet to the center of the Dean Lane right-of-way; thence S53°30'28"W at a distance of 241.49 feet along the center of the Dean Lane right-of-way to a point of deflection; thence S86°44'35"W at a distance of 327.67 feet along the center of the Dean Lane right-of-way to a point of deflection; thence N88°04'34"W at a distance of 133.91 feet along the center of the Dean Lane right-of-way to a point of deflection; thence N88°03'13"W at a distance of 254.19 feet along the center of the Dean Lane right-of-way to its intersection with the center of the North 40th Street right-of-way; thence N01°42'42"E at a distance of 395.82 feet to a point, which is the southeast corner of Block 1 of Tract C of Meadowwood; thence N02°13'39"E at a distance of 183.88 feet to a found rebar and cap marked "Renner 2652"; thence N02°15'37"E at a distance of 20.16 feet to the center of the Knutson Lane right-of-way; thence S87°47'16"E at a distance of 424.31 feet along the center of the Knutson Lane right-of-way to a point of deflection; thence S03°04'55"W at a distance of 19.82 feet to a found rebar and cap marked "FMG 4225"; thence S02°23'18"W at a distance of 40.05 feet to a found rebar and cap marked "FMG 4225"; thence

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	S35°16'41"E at a distance of 242.82 feet to a found 5/8" rebar; thence N53°40'47"E at a distance of 160.21 feet to the true point of beginning
PARCEL ACREAGE	Approximately 9.38 acres
LOCATION	4130 Dean Lane
EXISTING ZONING	Mining and Earth Resources Extraction District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Mining and Earth Resources Extraction District, Low Density Residential District and General Commercial District
East:	Mining and Earth Resources Extraction District and General Commercial District
West:	Mining and Earth Resources Extraction District and Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/11/2009
REVIEWED BY	Patsy Horton / Karley Halsted

**RECOMMENDATION:** The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan by changing the land use designation from General Commercial to Public be approved.

**GENERAL COMMENTS:** The applicant has submitted a Comprehensive Plan Amendment to the West Rapid Neighborhood Area Future Land Use Plan to change the land use designation from General Commercial to Public. In addition, the applicant has submitted associated comprehensive plan applications (#09CA020, #09CA021, #09CA023 and #09CA024) and rezoning applications (#09RZ038, #09RZ039, #09RZ040 and #09RZ041) to change the comprehensive plan and zoning designations to Public.

The property is located north of Dean Lane, south of Knutson Lane and west of Sturgis Road. The property will be a part of the proposed South Dakota Game, Fish and Parks Outdoor Campus West. The site will be used for offices, vehicle repair and maintenance, vehicle storage, equipment storage, outdoor campus and educational classrooms. This portion of the site will be used for offices and educational classrooms.

**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

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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 are 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 the Future Land Use Committee's 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 in-fill development and full utilization of properties currently served by infrastructure. The Public designation provides for facilities that serve the general public and are sited with public safety and government efficiency in mind. This proposed change is consistent with the intent of the City's Comprehensive Plan goal to encourage in-fill development and connect existing public services through interagency cooperation.

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

No changing condition has been identified.

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

Land located north is zoned Low Density Residential District and Mining and Earth Resources Extraction District. Land located west is zoned Mining and Earth Resources Extraction District and Low Density Residential District. Land east is zoned Mining and Earth Resources Extraction District and General Commercial District. Land located south is zoned Mining and Earth Resources Extraction District, General Commercial District and Low Density Residential District. The proposed amendment is part of a larger plan to create an integrated public facility. Depending on the specific manner in which the uses are laid out on the site, adequate separation and buffers may be provided to ensure the compatibility of the various uses proposed for the site.

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

City water and sewer are available to the larger site, of which this property is a portion. Sturgis Road is a principal arterial road providing adequate access to the larger site. The proposed amendment does not appear to have any significant adverse effect on the environment, services, facilities or transportation network.

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

The proposed amendment will allow public uses to provide a transition between existing mining and residential areas. The proposed amendment will allow outdoor educational facilities to be located adjacent to the existing public use at Wilderness Park, creating enhanced educational and recreational opportunities for the entire community.

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.*

The Future Land Use Committee 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 but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the October 8, 2009 Planning Commission meeting if these requirements have not been met. Staff has received one inquiry regarding the proposed request at the time of this writing.

The Future Land Use Committee recommends approval of the request to amend the Comprehensive Plan by changing the land use designation from General Commercial to Public.