

STAFF REPORT  
February 18, 2010

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**No. 10CA001 - Amendment to the adopted Comprehensive Plan to change the Future Land Use designation from Low Density Residential to General Commercial with a Planned Commercial Development**

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**ITEM 12**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Daryl L. and Bobi Deneke
REQUEST	<b>No. 10CA001 - Amendment to the adopted Comprehensive Plan to change the Future Land Use designation from Low Density Residential to General Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lots 7-12 of Block 3 and Lots 7-12 of Block 4, and the 20 foot wide E. St. Francis Street right-of-way located adjacent and south of Block 3 and Block 4, and Sedivy Lane located west and adjacent to Block 4 and the 20 foot wide E. St. Francis Street, and the 20 foot wide Pecan Lane located adjacent to Lots 7-9 of Block 3 and the 20 foot wide E. St. Francis Street, and the 40 foot wide Beechwood Lane, all located in Rapid Valley Subdivision, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.324 acres
LOCATION	East of Sedivy Lane and north of E. St. Francis Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Industrial Development)
South:	No Use District
East:	No Use District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	1/29/2010
REVIEWED BY	Jim Flaaen / Mary Bosworth

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RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Low Density Residential to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The property contains 2.324 acres and is located north of E. Saint Francis Street and south of E. Saint Patrick Street between Sedivy Lane and Pecan Lane. The property was annexed into the City limits (#08AN011) effective June 4, 2009 and subsequently zoned No Use District. Land located to the north is zoned Light Industrial District with a Planned Industrial Development. Land located to the south and east is zoned No Use District. Land located to the west is zoned General Commercial District with a Planned Commercial Development. A commercial use is currently located on the property.

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land uses. An application to rezone the property from No Use District to General Commercial District (#10RZ006) has been submitted in conjunction with this Comprehensive Plan Amendment. A Planned Development Designation (#10PD007) has also been submitted.

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 the 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 preserve and enhance the existing economic base of the City of Rapid City to achieve continued and well balanced economic development as well as to encourage contiguous growth along the City's outer fringe that will best utilize the public services and infrastructure. Amending the Comprehensive Plan will allow the existing business on the property to grow and expand the economic base of the City. The Planned Commercial Development will insure that any possible adverse effects of future development on the surrounding residential properties will be adequately mitigated. This property is located adjacent to existing commercial land uses. The proposed change from Low Density Residential land use to General Commercial with a Planned Commercial Development land use is consistent with the intent of the comprehensive plan.

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

The Future Land Use Committee identified that there was an error on the adopted future land use map identifying this property as appropriate for Low Density Residential land use instead of General Commercial land use with a Planned Commercial Development. The applicant has proposed to rebuild an existing commercial structure on the property. The property is currently zoned No Use District. An application to change the zoning from No Use District to General Commercial District (#10RZ006) and a Planned Development Designation (#10PD007) have been submitted in conjunction with this application. The error on the adopted future land use map represents a changed condition to the subject property.

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

The property is located adjacent to areas that support general commercial land uses. Land located to the west of the property is zoned General Commercial District with a Planned Commercial Development and a church is currently located on the property. Land located to the north of the property is zoned Light Industrial District with a Planned Industrial Development. Land to the south and east of the property is zoned Low Density Residential District. The proposed amendment to change the land use from Low Density Residential to General Commercial with a Planned Commercial Development appears to be compatible with the other commercial uses on the adjacent properties.

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

The property is currently used for a retail business. The property is served with water and sewer service through Rapid Valley Sanitary District. City water has been installed to the west of the property along Sedivy Lane and City sewer has been installed to the west and south of the property. Access to the property is by Sedivy Lane and East Saint Francis Street, both commercial streets, which also serve as access roads to the church to the west and the numerous residential sites located south of the property. The Planned Development Designation will ensure that any future development will not have an adverse impact on the surrounding properties. The proposed amendment would not appear to result in any significant effects on the surrounding properties.

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

The proposed amendment will allow the continuation of in-fill development within the City and enhance the existing economic base of Rapid City. The existing and future commercial developments in the area indicate that the proposed change will 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.*

The property is served with water and sanitary sewer service through Rapid Valley Sanitary District. Water and sewer are also available to the property through an extension of City services from adjacent properties. The Planned Development Designation will ensure that any future development will not have an adverse impact on the surrounding properties. The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

The required sign has been posted on the property. The white receipts from the certified mailings have been submitted to the Growth Management staff but, as of this writing, the green card receipts have not been returned. Staff will notify the Planning Commission at the February 18, 2010 Planning Commission meeting if this requirement has not been met. Staff has received one inquiry regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Low Density Residential to General Commercial with a Planned Commercial Development be approved.