

STAFF REPORT
September 23, 2010

No. 10CA034 - Amendment to the adopted Comprehensive Plan to change the land use designation from General Commercial to Light Industrial with a Planned Industrial Development

ITEM 4

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Bob Brandt
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 10CA034 - Amendment to the adopted Comprehensive Plan to change the land use designation from General Commercial to Light Industrial with a Planned Industrial Development
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SW1/4 of Section 32, T2N, R8E, B.H.M., located in the NE1/4 of the SW1/4, Section 32, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota more fully described as follows: commencing at the southwesterly corner of the dedicated right-of-way of East Anamosa Street as shown in Plat Book 28, Page 22, and the Point of Beginning; thence, first course: S45°16'55"W, a distance of 194.01 feet; thence, second course: N89°52'32"W, a distance of 317.97 feet; thence, third course: N00°07'28"E, a distance of 180.00 feet; thence, fourth course: N45°11'32"E, a distance of 394.23 feet, to a point on the westerly edge of the right-of-way of said East Anamosa Street; thence, fifth course: southeasterly, along the westerly edge of the right-of-way of said East Anamosa Street, curving to the right on a curve with a radius of 800.00 feet, a delta angle of 26°30'33", an arc length of 370.14 feet, a chord bearing of S28°37'25"E, and a chord distance of 366.84 feet, to the southwesterly corner of the dedicated right-of-way of East Anamosa Street, and the Point of Beginning
PARCEL ACREAGE	Approximately 3.155 acres
LOCATION	Approximately 1/4 mile south of the intersection of North Creek Drive and East Anamosa Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING North:	General Commercial District - General Commercial

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South:	District (Planned Commercial Development)
East:	General Agriculture District
West:	General Commercial District (Planned Commercial Development)
	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/27/2010
REVIEWED BY	Patsy Horton / Ted Johnson

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from General Commercial to Light Industrial with a Planned Industrial Development be approved.

GENERAL COMMENTS: This undeveloped portion of the property contains approximately 3.155 acres and is located at the terminus of East Anamosa Street south of East North Street. The property is currently vacant. The applicant anticipates building a new building for the business of selling and servicing all types of pumps, with a screened yard for storage of pumps, tanks and pipes as well as trucks and equipment for services. This includes constructing a 10,000 square foot structure for retail sales area and offices along with a 5,000 square foot area for storage and service, and a 2000 square foot service bay area in order to relocate Grimm's Pump and Industrial Supply to the site. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#10RZ048) to rezone the property from General Agriculture District to Light Industrial District, and a Planned Development Designation application (#10PD055).

In September 7, 2010, the City Council approved a Preliminary Plat application (#10PL042) to plat one lot.

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 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.*

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A goal of the adopted Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to avoid scattered or strip residential, commercial and industrial development outside the urban area and direct such uses into existing developed locations where adequate services are available, including major street access, and proper water and sewer systems. Development of this vacant property will create infill industrial usage and utilize existing water and sewer services. The Light Industrial Zoning District creates an extension of the future light industrial land uses to the south and the heavy industrial land uses to the southwest while maintaining the commercial uses north along East Anamosa Street and East North Street to the north. This proposed change is consistent with the intent of the City's Comprehensive Plan goal to encourage in-fill development.

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

The Elk Vale Neighborhood Future Land Use Plan identifies the property as appropriate for General Commercial land uses. However, the Future Land Use Committee identified no changes that warrant the proposed industrial land use.

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

This property is located near areas that support commercial land uses. Land located north of the property is zoned General Commercial District. Land located immediately west, south and east of the property is zoned General Agriculture District; however, the applicant has presented a master plan of the property to the Future Land Use Committee identifying additional commercial development to the west along with a proposal for additional industrial development to the south. The Future Land Use Committee has requested that within 60–90 days the applicant submit a Comprehensive Plan Amendment addressing the balance of the property. The Future Land Use Committee found that the proposed amendment to change the land use from General Commercial to Light Industrial with a Planned Industrial Development appears to be compatible with the non-residential uses surrounding the property.

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

The property is currently vacant. However, City water and sewer are located within the existing East Anamosa Street right-of-way located adjacent to the property. East Anamosa Street, a minor arterial street, provides access to the site. The master plan submitted to the Future Land Use Committee identified a stormwater detention pond to be constructed to handle runoff from the proposed site. The proposed stormwater detention pond is located just west of the property. Based on the master plan submitted

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and the existing construction of the minor arterial providing access to the property, it appears that adequate facilities are available for the proposed development. 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.*

The proposed amendment will encourage industrial in-fill development within the City. The existence of infrastructure adjacent to the property indicates that the proposed change would result in a logical and orderly development pattern. The proposed amendment will extend non-residential uses from the northern boundary of the property to the southern boundary.

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 applicant's master plan of the property as presented to the Future Land Use Committee identifies additional commercial development to the west along with a proposal for additional industrial development to the south. The Future Land Use Committee has requested that within 60–90 days the applicant submit a Comprehensive Plan Amendment addressing the balance of the property. The Future Land Use Committee found that the proposed amendment to change the land use from General Commercial to Light Industrial with a Planned Industrial Development appears to be compatible with the non-residential uses surrounding the property. 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, provided the amendments are brought forward to address the balance of the property.

As of this writing, the required sign has been posted on the property. The receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the September 23, 2010 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections 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 Light Industrial with a Planned Industrial Development.