

STAFF REPORT
December 9, 2010

No. 10CA046 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development

ITEM 6

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Rapid Center LLC
REQUEST	No. 10CA046 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northeasterly corner of Lot 3 of GLM Subdivision No. 2, common to a point on the east-west section 1/4 line of Section 28, T2N, R8E, and the point of beginning; Thence, first course: S89°56'27"E, along the said east-west section 1/4 line a distance 204.58 feet, to the center-west 16th corner of said section 28; Thence, second course: S89°58'22"E, along the said east-west section 1/4 line a distance 1326.23 feet, to the center 1/4 corner of said section 28, common to the northwesterly corner of Lot 1 of Mall Drive Subdivision; Thence, third course: S00°01'24"E, along the westerly boundary of said Lot 1, common to the north-south section 1/4 line, a distance of 396.01 feet, to the southwesterly corner of said Lot 1, common to a point on the northerly edge of East Mall Drive right-of-way; Thence, fourth course: S89°53'19"W, along the northerly edge of said East Mall Drive right-of-way, a distance of 1530.15 feet, to the southeasterly corner of said Lot 3; Thence, fifth course: N00°07'04"W, along the easterly boundary of said Lot 3, a distance of 399.88 feet, to northeasterly corner of said Lot 3, common to a point on the east-west section 1/4 line, and the point of beginning, and, a portion of the SW1/4 of Section 28, and Lot 3 of Starlite Subdivision, Section 28, T2N, R8E, BHM Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at intersection of the southerly edge of East Mall Drive right-of-way, and the easterly edge of Dyess Avenue right-of-way, and the point of beginning; Thence, first

STAFF REPORT
December 9, 2010

No. 10CA046 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development

ITEM 6

course: S89°58'23"E, along the southerly edge of said East Mall Drive right-of-way, a distance of 1017.22 feet; Thence, second course: N89°51'21"E, along the southerly edge of said East Mall Drive right-of-way, a distance of 30.10 feet; Thence, third course: S00°00'00"E, a distance of 463.07 feet; Thence, fourth course: S46°19'30"E, a distance of 112.25 feet; Thence, fifth course: S00°00'00"E, a distance of 376.79 feet, to a point on the northerly edge of Interstate 90 right-of-way; Thence, sixth course: N89°50'04"W, along the northerly edge of said Interstate 90 right-of-way, a distance of 261.04 feet, to the southeasterly corner of Lot 3 of Starlite Subdivision; Thence, seventh course: N89°44'25"W, along the northerly edge of said Interstate 90 right-of-way, common to the southerly boundary of said Lot 3, a distance of 300.04 feet; Thence, eighth course: N67°13'25"W, along the northerly edge of said Interstate 90 right-of-way, common to the southerly boundary of said Lot 3, a distance of 279.40 feet, to the northwesterly corner of said Lot 3; Thence, ninth course: N67°13'25"W, along the northerly edge of said Interstate 90 right-of-way, a distance of 278.24 feet, to the easterly edge of said Dyess Avenue right-of-way; Thence, tenth course: N08°55'12"W, along the easterly edge of said Dyess Avenue right-of-way, a distance of 342.56 feet; Thence, eleventh course: N00°01'28"W, along the easterly edge of said Dyess Avenue right-of-way, a distance of 361.37 feet, to the intersection of the southerly edge of said East Mall Drive right-of-way, and the easterly edge of said Dyess Avenue right-of-way, and the point of beginning

PARCEL ACREAGE	Approximately 35.03 acres
LOCATION	Northeast of the intersection of Dyess Avenue and Interstate 90 north and south of East Mall Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Agriculture District / Heavy Industrial District
South:	Light Industrial District / Light Industrial District (Planned Industrial Development)

STAFF REPORT
December 9, 2010

No. 10CA046 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development

ITEM 6

East:	General Commercial District (Planned Commercial Development)
West:	Light Industrial District / General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/12/2010
REVIEWED BY	Jim Flaaen / Ted Johnson

RECOMMENDATION:

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

GENERAL COMMENTS: The property occupies 35.03 acres and is located on the south and north sides of Mall Drive, east of Dyess Avenue and west of Dakota Craft Drive. The property is currently void of any structural development. The applicant has submitted an Amendment to the Comprehensive Plan request to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development. In addition to this request, the applicant has submitted a Rezoning application (#10RZ057) to rezone the property from General Commercial District to Light Industrial District.

The Northeast Area Neighborhood Future Land Use Plan indicates that this property is appropriate for General Commercial land uses with a Planned Commercial Development. An application to rezone the property from General Commercial District to Light Industrial District (#10RZ057) has been submitted in conjunction with this application.

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.*

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 levels of demand in the market and to

No. 10CA046 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development

ITEM 6

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 Future Land Use Committee found that the Light Industrial Zoning District creates an extension of the existing light industrial uses to the north and west while maintaining commercial uses along Mall Drive and Dyess Avenue. The proposed change appears to be 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 Future Land Use Committee did not identify any changed or changing conditions within the surrounding neighborhood.

- 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 near areas that support commercial and industrial land uses. Land located to the north is zoned General Commercial, Heavy Industrial and General Agriculture Districts. Land located to the south is zoned General Commercial District with a Planned Commercial Development and Light Industrial District located across Interstate 90. Land located to the east is zoned General Commercial with a Planned Commercial Development. Land located to the west is zoned General Commercial with a Planned Commercial Development and Light Industrial. The applicant submitted a master plan to the Future Land Use Committee identifying additional commercial development to the east and south of the property. The Future Land Use Committee found that the proposed amendment to change the land use from General Commercial with a Planned Commercial Development 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 void of any structural development. However, City water and sewer services are located in the adjacent Mall Drive right-of-way. The property is accessible via Mall Drive, a principal arterial on the Major Street Plan, and Dyess Avenue, a minor arterial. Based on the master plan for development of the property submitted to the Future Land Use Committee and the location of adjacent utility services and arterial roadways, the proposed amendment does not appear to have any significant

STAFF REPORT
December 9, 2010

No. 10CA046 - Comprehensive Plan Amendment to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development

ITEM 6

adverse 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 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 would extend non-residential uses from eastern boundary of the property to the western 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 presented to the Future Land Use Committee identifies additional commercial and industrial development proposed to the east and south of the property. The Future Land Use Committee found that the proposed amendment to change the land use from General Commercial with a Planned Commercial Development 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.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the December 9, 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 that the Amendment to the Comprehensive Plan to change the land use designation from General Commercial with a Planned Commercial Development to Light Industrial with a Planned Industrial Development be approved.