

STAFF REPORT
October 6, 2011

**No. 11CA012 - Amendment to the Comprehensive Plan to change
the land use designation from Low Density Residential to
General Commercial**

ITEM 4

GENERAL INFORMATION:

APPLICANT	Kevin Willan
PROPERTY OWNER	Don Rice DBA Rice Honda Suzuki
REQUEST	No. 11CA012 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to General Commercial
EXISTING LEGAL DESCRIPTION	Lots 11 and 12 of Block 6 of Rapid Valley Subdivision located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .33 acres
LOCATION	The southeast corner of the intersection of Pecan Lane and East Saint Francis Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	9/13/2011
REVIEWED BY	Kip Harrington / Brandon Quiett

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to General Commercial be approved.

GENERAL COMMENTS: The property contains approximately 0.33 acres and is located at the southeast corner of the intersection of Saint Francis Street and Pecan Lane. All of the land adjacent to the property is zoned Low Density Residential District. The property is currently in use as a storage facility.

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential use. In addition to this Amendment

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to the Comprehensive Plan, the applicant has also submitted a Rezoning application to rezone the property from Low Density Residential to General Commercial (#11RZ021).

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 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. This property is located adjacent to residential land uses. However, the property is currently used as a storage facility for a commercial businesses, and commercial land uses are located directly to the northwest of the property. The proposed change from Low Density Residential to General Commercial land use is consistent with the intent of the comprehensive plan.

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

The applicant is proposing to use the property for a powder coating business. The property is currently zoned Low Density Residential District. An application to change the zoning from Low Density Residential to General Commercial District (#11RZ021) has been submitted in conjunction with this application. The Future Land Use Committee has not identified any changing conditions.

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 General Commercial land uses. Land located adjacent to the property is zoned Low Density Residential District. Land located at the northwest corner of the intersection of Saint Francis Street and Pecan Lane is zoned General Commercial District. Based on the existing General Commercial District located near the property, the proposed amendment to change the land use from Low Density Residential to General Commercial appears to be compatible with the commercial uses on nearby properties.

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

The property is currently in use as a storage facility. The property is served with water and sewer service through the Rapid Valley Sanitary District. Access to the property is by Saint Francis Street and Pecan Lane, both of which are unpaved subcollector streets. The proposed amendment would not appear to result in any significant detrimental 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 nearby commercial developments in the area indicate that the proposed change will result in a logical and orderly 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.*

The property is served with water and sanitary sewer service through the Rapid Valley Sanitary District. 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 green cards and white receipts from the certified mailings have been submitted to the Growth Management staff. Staff has received no inquiries 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 be approved in conjunction with the associated Rezoning application.

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