

STAFF REPORT  
January 5, 2012

---

**No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial**      **ITEM 2**

---

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	<b>No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial</b>
EXISTING LEGAL DESCRIPTION	<p>A portion of the NE1/4 of the SW1/4 of Section 32, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning; Thence, first course: southeasterly, curving to the right on a curve with a radius of 800.00 feet, a delta angle of 15°14'35", an arc length of 212.83 feet, a chord bearing of S07°44'51"E, and a chord distance of 212.21 feet, to a point of tangency; Thence, second course: S00°07'33"E, a distance of 414.06 feet, Thence, third course: S44°59'57"W, a distance of 14.11 feet; Thence, fourth course: N89°52'32"W, a distance of 476.45 feet; Thence, fifth course: N00°07'28"E, a distance of 497.46 feet, to the southwesterly corner of said Lot 5 of Block 1 of Menard Subdivision; Thence, sixth course: S89°52'32"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 317.97 feet, to an angle point on the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision; Thence, seventh course: N45°16'55"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 194.01 feet, to the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning.</p>
PARCEL ACREAGE	Approximately 5.802 acres
LOCATION	On the south side of East Anamosa Street southeast of the intersection East Anamosa Street and North Creek Drive

STAFF REPORT  
January 5, 2012

---

**No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial**      **ITEM 2**

---

EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Heavy Industrial District - General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City Water and Sewer
DATE OF APPLICATION	12/8/2011
REVIEWED BY	Kip Harrington / Nicole Lecy

**RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial be approved.**

**GENERAL COMMENTS: (Update January 26, 2012. All revised and/or added text is shown in bold.) This item was continued at the January 5, 2012 Planning Commission meeting to allow the Future Land Use Committee to meet with the applicant.**

The property contains approximately 5.802 acres and is located on the south side of East Anamosa Street southeast of the intersection of East Anamosa Street and North Creek Drive. The undeveloped property is currently vacant. Land located to the north of the property is zoned Light Industrial District. Land located to the south of the property is zoned Heavy Industrial District and General Commercial District. Land located to the east of the property is zoned General Agriculture District. Land located to the west of the property is zoned General Commercial District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Commercial use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#11RZ028) to rezone the property from General Agriculture District to Light Industrial District.

**STAFF REVIEW: On December 29, 2011, the Future Land Use Committee recommended to continue this item to allow the property owner to meet with the committee for further discussion.**

**On January 12, 2012 the Future Land Use Committee met with the applicant and reviewed the request to change the land use designation from Commercial to Industrial.**

**No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial**      **ITEM 2**

---

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 develop a unified land use and transportation system that balances today's community needs and goals while adequately planning for those of tomorrow. The subject property is located along a principal arterial roadway, adjacent to existing and anticipated industrial land uses. The proposed change from Commercial to Industrial 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 property is currently zoned General Agriculture District. An application to change the zoning from General Agriculture District to Light Industrial District (#11RZ028) 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 industrial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north and to the west of the property is identified as industrial land use. Land located to the east of the property is identified as commercial and residential land uses. Land located to the south of the property is identified as commercial land use. Based on the adjacent anticipated industrial land uses, the proposed amendment to change the land use from Commercial to Industrial appears to be compatible with the existing and proposed uses on the surrounding properties.

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

The property is currently vacant. The property is served with water and sewer service through the City of Rapid City. Access to the property is provided by East Anamosa Street, a principal arterial on the Major Street Plan. The proposed

STAFF REPORT  
January 5, 2012

---

**No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial**      **ITEM 2**

---

amendment would not appear to result in any significant detrimental effects on the services or transportation network.

**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 industrial land uses 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 City of Rapid City. 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 Community Planning and Development Services 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 Commercial to Industrial be approved.**