

STAFF REPORT

July 5, 2012

No. 12CA003 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 3**

GENERAL INFORMATION:

APPLICANT	HDRK Properties, LLC
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	Richard Huffman
REQUEST	No. 12CA003 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial
EXISTING LEGAL DESCRIPTION	Vacated Lots 22-28 of Block 11 of Plain View 2nd Addition to the City of Rapid City, and Vacated Alley Adjacent to Lots 22-28 of Block 11 of Plainview 2nd Addition to the City of Rapid City located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County South Dakota, more fully described as follows: Commencing at the southeasterly corner of Tract C of Rushmore Center, and the point of beginning; Thence, first course: N00°04'53"E, along the easterly boundary of said Tract C, a distance of 140.32 feet; Thence, second course: N00°08'40"E, along the easterly boundary of said Tract C, a distance of 20.00 feet; Thence, third course: S89°52'39"E, along the easterly boundary of said Tract C, a distance of 179.64 feet; Thence, fourth course: S00°04'10"W, a distance of 19.95 feet; Thence, fifth course: S00°01'07"W, a distance of 140.13 feet; Thence, sixth course: N89°57'35"W, a distance of 54.85 feet; Thence, seventh course: N89°56'53"W, a distance of 124.97 feet to the said point of beginning
PARCEL ACREAGE	Approximately .661 acres
LOCATION	On the north side of East Anamosa Street east of the intersection of East Anamosa Street and Luna Avenue
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential District

STAFF REPORT
July 5, 2012

No. 12CA003 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 3**

West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	June 8, 2012
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 Residential to Commercial be approved in conjunction with the proposed rezone application (File #12RZ011) from Low Density Residential District to General Commercial District.

GENERAL COMMENTS: The property contains approximately 0.661 acres and is located northeast of the intersection of East Anamosa Street and Luna Avenue. Currently, the property is void of any structural development. The property is currently zoned Low Density Residential District. Land located to the north, east and west of the property is zoned Low Density Residential District. Land located to the south of the property is zoned Medium Density Residential District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Residential use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted an application (File #12RZ011) to rezone the property from Low Density Residential District to General Commercial District and an application (File # 12RZ012) to rezone adjoining property from General Agriculture District to General Commercial District.

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 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 encourage in-fill and full utilization of properties currently served by, or in close proximity to, infrastructure. The property is located in a developing commercial area along the extension of East Anamosa Street which is currently under construction. When complete, the extension of East Anamosa Street will provide the property with access via an arterial street, and sewer and water.

STAFF REPORT
July 5, 2012

No. 12CA003 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 3**

The proposed change from Residential to Commercial land use appears to be 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 Low Density Residential District. Applications to change the zoning from Low Density Residential District to General Commercial District (File #12RZ011) and from General Agriculture District to General Commercial District (File #12RZ012) have been submitted in conjunction with this application. The Future Land Use Committee identified the recent development of commercial land uses in the area and the extension of East Anamosa Street as changed 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 residential and commercial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north and east of the property is identified as commercial land use. Land located to the south and east of the property is identified as residential land use. By amending the Future Land Use on this property from Residential to Commercial, the subject property will complement the existing commercial land uses on the north side of East Anamosa Street.

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

The currently undeveloped property is served by City water and sewer. The property is located along East Anamosa Street, a minor arterial street. The Future Land Use Committee has not identified any detrimental effects on the environment, services, facilities, or the adjacent 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 continue the existing commercial uses on the north side of East Anamosa Street. The existing residential land uses to the south will be buffered from the proposed commercial use by East Anamosa Street and the existing railroad right-of-way. The Future Land Use Committee has determined that the proposed amendment will result in a logical and orderly development plan.

- 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 located along a minor arterial street and is served with City water and sewer. The Future Land Use Committee has not identified any significant adverse

STAFF REPORT
July 5, 2012

No. 12CA003 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 3**

effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

Notification Requirement: The required sign has been posted on the property. As of this writing, the green cards and white receipts providing proof of the certified mailing have not been returned to Community Planning and Development Services. Staff will inform the Planning Commission at the July 5, 2012 Planning Commission meeting if these requirements have not been met. As of this writing, there have been no inquiries into this request.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Commercial be approved in conjunction with the proposed rezone application from Low Density Residential District to General Commercial District.