

STAFF REPORT

April 4, 2013

No. 13CA005 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial **ITEM 8**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	Highway 16 Properties, LLC
REQUEST	No. 13CA005 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial
EXISTING LEGAL DESCRIPTION	A portion of Lot A of the SE1/4SW1/4 of Section 27, T1N, R7E of the BHM, Rapid City, Pennington County, South Dakota, more particularly described as: commencing from a found 5/8" rebar with aluminum cap marked "FMG Inc. LS SD 6119" monumenting the W1/16th corner of Section 27, T1N, R7E, BHM also being the southwest corner of said lot and being the true point of beginning; thence, N02°05'38"E along the west line of said property, a distance of 270.51 feet to a found 1/2" iron pin marking the northwest corner of said lot; thence, S88°07'53"E along the north line of said lot, a distance of 524.26 feet to a point of deflection; thence, S19°56'15"E, a distance of 291.45 feet to a point of deflection on the south line of said lot; thence, N88°07'53"W along the south line of said lot, a distance of 316.84 feet to a found 5/8" rebar with plastic cap marked "Renner LS 2652"; thence, N88°07'53"W along the south line of said lot, a distance of 316.75 feet to the true point of beginning
PARCEL ACREAGE	Approximately 3.60 acres
LOCATION	West of South U.S. Highway 16 and south of Catron Boulevard
EXISTING ZONING	No Use District
FUTURE LAND USE DESIGNATION	Commercial/Residential
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	Suburban Residential District (Pennington County) - Highway Services District (Pennington County)
East:	General Commercial District (Planned Development Designation)

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West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Public
DATE OF APPLICATION	March 8, 2013
REVIEWED BY	Katherine Palmer / Nicole Lecy

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Commercial be approved.

GENERAL COMMENTS: The property contains approximately 3.60 acres and is located on the west side of U.S. Highway 16 approximately 435 feet south of Catron Boulevard. The remains of an abandoned travel park are currently located on the property. The property was annexed into the City of Rapid City on October 1, 2012 and subsequently zoned No Use District after being previously zoned Planned Unit Development District by Pennington County. Land located to the north and east of the property is zoned General Commercial District with Planned Development Designations. Land located to the west and southwest of the property is zoned Suburban Residential District by Pennington County. Land located to the southeast of the property is zoned Highway Services District by Pennington County.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for Residential and Commercial Use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#13RZ005) to rezone the property from No Use 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 keep pace with a changing market place, periodic adjustments to reflect changing conditions are required.

Staff has reviewed this proposed Comprehensive Plan Amendment for Conformance with the six (6) criteria for review of the 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 the Future Land Use Plan is to preserve and enhance the existing economic base of the City of Rapid City and to achieve continued and 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 commercial land uses. The proposed change from Residential to 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.*

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The property is currently zoned No Use District. An application to change the zoning from No Use District to General Commercial District (#13RZ005) has been submitted in conjunction with this application. The Future Land Use Plan identifies that a majority of this property is designated as commercial land use; changing the remaining 3.60 acres to commercial rather than residential is an appropriate change. Staff 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 commercial land uses. The Rapid City Area Future Land Use Plan identifies the proposed uses of surrounding properties. Land located to the north, east, and southeast of the property is identified as commercial land use. Land located to the west and southwest of the property is identified as residential land use. By amending the Future Land Use Plan on this property from Residential to Commercial, the commercial land use will help to serve as a compatible use with the existing and proposed uses on the surrounding properties.

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

The property currently contains two (2) abandoned buildings from the previous travel park use and electrical hook-up stems located throughout the lot. Access to the property is from a frontage road that follows U.S. Highway 16, a Collector on the Major Street Plan. 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 for the continuation of in-fill development within the City and enhance the existing economic base of Rapid City. The nearby commercial and residential 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 effects any other part of the city, or creates any direct or indirect adverse effects.*

Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

NOTIFICATION REQUIREMENTS: 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 inquires regarding the proposed amendment.

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STAFF RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Commercial be approved.