

STAFF REPORT
October 24, 2013

No. 13CA013 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public **ITEM 2**

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	Joshua D. Holdinghausen
REQUEST	No. 13CA013 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public
EXISTING LEGAL DESCRIPTION	The north 28 feet of Lots 25 and 26 and the north 28 feet of the west 10 feet of Lot 27 of Block 125 of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.039 acres
LOCATION	516 South Street
EXISTING ZONING	High Density Residential District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Development)
East:	High Density Residential District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	September 13, 2013
REVIEWED BY	Kip Harrington / Nicole Lecy

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

GENERAL COMMENTS: **(Update October 24, 2013. This item was continued from the October 10, 2013 Planning Commission meeting due to a publication error. All updated/ revised text is shown in bold.)**The applicant has submitted a request to amend the Comprehensive Plan by changing the future land use designation on approximately

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0.039 acres of property from Commercial to Public. In addition, the applicant has submitted an associated rezoning request to change the zoning on the property from High Density Residential District to Public District (File #13RZ024). Due to an error in the publication of the Comprehensive Plan Amendment, the request to amend the Future Land Use Designation for the property **was continued to** the October 10, 2013 Planning Commission meeting. **The applicant has submitted an associated Vacation of Right-of-Way application (File #13VR002) to vacate portions of the alleyway located adjacent to the subject property. The request to vacate the right-of-way is scheduled to be heard at the October 24, 2013 Planning Commission meeting. In addition, the applicant has submitted an associated Lot Line Adjustment/Consolidation Plat application (File #13PL107) for the existing Rapid City High School. The proposed Lot Line Adjustment/Consolidation Plat application proposes to move the northern lot line on this property to the south, and consolidate all the lots and vacated right-of-ways of the Rapid City High School property into one lot. The Lot Line Adjustment/Consolidation is currently under review by City staff.**

The property is located on the north side of South Street, adjacent to the west of the existing Rapid City High School property. The property is currently developed with a single-family residence and an accessory shed.

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.*

One of the goals of the Future Land Use Plan is to identify and manage unique cultural and historic areas within Rapid City. Rapid City High School is an Individually Listed Property on the National Historic Register. Changing the Future Land Use on this property from Commercial to Public will protect historic and cultural resources by preventing encroachment from incompatible commercial uses. The proposed change 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.*

Rapid City High School is currently undergoing renovation and expansion. In addition to this Amendment to the Comprehensive Plan, an application to rezone the property from High Density Residential to Public District (File #13RZ024), an

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application to vacate right-of-way (File #13VR002), and an application to adjust lot lines on the property (File #13PL107) have been submitted. These combine to create changed conditions on the subject property.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently developed with a single family residence and a shed located on the site. The Rapid City Area Future Land Use Plan identifies the proposed uses of the surrounding properties. Land located to the north and west of the property is identified as Public land use. Land located to the south and east of the property is identified as Commercial land use. By amending the Future Land Use on this property from Commercial to Public, the subject property will complement the existing public land use in the vicinity of the site.

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

The property is currently served by City water and sewer. The property takes access from an alley off of Fifth Street, which is classified as a Principal Arterial street on the City's Major Street Plan. The proposed amendment would not appear to result in any significant detrimental effects on the adjacent transportation and services network.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The proposed amendment will add to the nearby existing public land uses in the area, resulting 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 located adjacent to a Principal Arterial street on the City's Major Street Plan and is served by City water and sewer. 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 notification letters have been returned to Community Planning and Development Services for mailing. The sign has been posted on the property. As of this writing, there have been no inquiries regarding this item.

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

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