

STAFF REPORT
October 8, 2009

No. 09CA019 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to General Commercial

ITEM 8

GENERAL INFORMATION:

APPLICANT	Mills Drug, Inc.
AGENT	Peter Neumann for Gustafson Builders
PROPERTY OWNER	Mills Drug, Inc.
REQUEST	No. 09CA019 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to General Commercial
EXISTING LEGAL DESCRIPTION	Lots 17 thru 18 of Block 15 of Flormann Addition, Section 1, T1N, R7E and Lots 4 thru 6 of Block 1 of West Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.46 acres
LOCATION	730 St. Cloud and 1424 Mount Rushmore Road
EXISTING ZONING	Medium Density Residential District - General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/9/2009
REVIEWED BY	Patsy Horton / Mary Bosworth

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

GENERAL COMMENTS: This developed property contains approximately 0.46 acres and is located at northeast corner of Mount Rushmore Road and Saint Cloud Street. The property is currently zoned General Commercial District and Medium Density Residential District. Land located east of the property is zoned Medium Density Residential District. Land

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located north, south and west of the property is zoned General Commercial District. The applicant intends to demolish the existing Boyd's Liquor Mart and a single family residence and reconstruct a larger Boyd's Liquor Mart on the site.

The adopted Comprehensive Land Use Plan indicates that this property is appropriate for Residential land uses. An application to rezone the property from Medium Density Residential District to General Commercial District (#09RZ037) has been submitted in conjunction with this Comprehensive Plan Amendment.

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's findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One goal of any Future Land Use Plan is to preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities and promote economic development by ensuring that there are adequate areas zoned for commercial and light/heavy industrial uses. Amending the Comprehensive Plan from Residential to General Commercial will allow the business to expand and further the economic base of the City. The Future Land Use Committee noted that this property was located adjacent to existing commercially developed areas. As such, the proposed change from residential land uses to general commercial land uses 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 Future Land Use Committee identified various neighborhood changes to the neighborhood that warrant the support of the proposed commercial expansion. There are currently four properties immediately east and adjacent to Mount Rushmore Road that have expanded the commercial activities approximately 145 feet into the residential neighborhood. The applicant has proposed to extend the existing business east approximately 145 feet from Mount Rushmore Road, similar to the four other businesses. The proposed change from residential land uses to commercial land uses appears to be consistent with the changing conditions of the surrounding neighborhood. Additionally, the Future Land Use Committee concluded that further encroachment into the neighborhood

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beyond the 145 feet from Mount Rushmore Road would be inconsistent with the goal of protecting stable neighborhoods.

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

This property is located adjacent to an area that supports general commercial land uses immediately adjacent to Mount Rushmore Road. Land located north, south and west of the property is zoned General Commercial District. Land located east of the property is zoned Medium Density Residential District. The proposed amendment to change the land use from Residential to General Commercial appears to be compatible with the commercial uses provided that there is no further encroachment into the existing residential neighborhood. However, the General Commercial District requires additional screening when adjacent to residential districts.

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

The existing retail store is located on the western parcel and a residential structure is located on the adjacent property to the east. City water and sewer are available to service both properties. Saint Cloud, a local street, is located adjacent to the south and an alley is located immediately adjacent and north of the property. The proposed change from residential land uses to commercial land uses does not appear to adversely affect the environment, services, facilities or the 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 existing commercial developments in the area indicate that the proposed change will result in a logical and orderly development pattern. The proposed amendment will extend the commercial uses approximately 145 feet east of Mount Rushmore Road providing consistency with the depth of commercial activity along Mount Rushmore Road.

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.*

Sanitary sewer service and water is available through City services. The local road network is adjacent to the property. The adjacent property to the north, south and west is zoned General Commercial District. The Future Land Use Committee has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City. The General Commercial District requires additional screening when adjacent to residential districts to help mitigate potential impacts to adjoining properties.

STAFF REPORT
October 8, 2009

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As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned.

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