

STAFF REPORT
June 10, 2010

No. 10CA016 - Amendment to the Adopted Comprehensive Plan to change the future land use designation from Mobile Home Park to Office Commercial with a Planned Commercial Development

ITEM 8

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mollers Limited Partnership
REQUEST	No. 10CA016 - Amendment to the Adopted Comprehensive Plan to change the future land use designation from Mobile Home Park to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	A portion of Lot 1 of Eastbrooke Subdivision, and a portion of Racine Street right-of-way, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the southwesterly corner of Lot 1 of Eastbrooke Subdivision, and the point of beginning, Thence first course: N00°13'38"E, along the westerly boundary of said Lot 1, a distance of 95.04 feet; Thence second course: S89°57'17"E, a distance of 545.03 feet; Thence third course: S00°02'43"W, a distance of 145.48 feet; Thence fourth course: N89°51'02"W, a distance of 62.11 feet, to the southeasterly corner of said Lot 1; Thence fifth course: N89°51'02"W, along the southerly boundary of said Lot 1, a distance of 325.56 feet; Thence sixth course: N58°41'15"W, along the southerly boundary of said Lot 1, a distance of 96.18 feet; Thence seventh course: S89°54'47"W, along the southerly boundary of said Lot 1, a distance of 77.04feet, to the southwesterly corner of said Lot 1, and the point of beginning
PARCEL ACREAGE	Approximately 1.680
LOCATION	North of East Omaha Street between Waterloo Street and Racine Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Medium Density Residential District
West:	Flood Hazard District

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PUBLIC UTILITIES City water and sewer
DATE OF APPLICATION 4/30/2010
REVIEWED BY Patsy Horton / Ted Johnson

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the future land use designation from Mobile Home Park to Office Commercial with a Planned Commercial Development be **approved**.

GENERAL COMMENTS: The applicant has requested that the Amendment be continued to the June 10, 2010 Planning Commission meeting to allow the associated Rezoning application to be heard concurrently. As such, staff recommends that the application be continued to the June 10, 2010 meeting.

(Updated May 27, 2010. All revised and/or added text is shown in bold print.) This item was continued to the June 10, 2010 Planning Commission meeting to allow the required publication to be corrected to reflect the correct existing zoning designation.

This property was zoned Medium Density Residential District in 1968. This undeveloped property contains 1.680 acres and is located approximately 375 feet north of East Omaha Street between South Waterloo Street and Racine Street. The property is currently void of any structural development. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted an associated Rezoning application (#10RZ035) to change the parcel from Medium Density Residential District to Office Commercial District.

The applicant has also submitted an associated Comprehensive Plan Amendment application (#10CA015) to change the land use designation on the adjacent parcel to the north from Medium Density Residential to Office Commercial with a Planned Commercial Development. The Rezoning application (#10RZ035) includes both properties referenced in #10CA015 and #10CA016 applications.

The applicant has also submitted an associated Comprehensive Plan Amendment application for the adjoining property to the east to change the land use designation from Medium Density Residential and Mobile Home Park to General Commercial (#10CA013 and 10CA014). The companion Rezoning application (#10RZ034) proposes to change the zoning from Medium Density Residential District to General Commercial District.

The applicant has also submitted a Preliminary Plat application (#10PL027) to realign the parcel lines and previously vacated right-of-way into two lots. Additionally, the applicant has submitted an application for a Vacation of Right-of-Way (#10VR002) to vacate approximately 253 feet of the Racine Street Right-of-way, located north of

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Omaha Street and west of LaCrosse Street. The proposed right-of-way vacation extends north to south between Waterloo Street and LaCrosse Street, approximately 270 feet north of Omaha Street.

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.*

A goal of any Future Land Use Plan is to encourage compact and contiguous growth that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure and services. The objective is to encourage in-fill and full utilization of properties currently served by, or in close proximity to, infrastructure. The Future Land Use Committee identified that this vacant property is located adjacent to residential and commercially developed area and would buffer the heavier commercial uses to the south adjacent to Omaha Street with the residential uses to the north, and encourage in-fill development. Additionally, the Future Land Use Committee indicated that the proposed change to office commercial land uses would meet the overall 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 North Rapid Neighborhood Future Land Use Plan identifies the property as appropriate for residential land uses. The property is adjacent to Rapid City's Indoor Recreation Center and Indoor Ice Rink. Numerous mobile homes were removed from the property approximately four years ago and the property has been vacant since then. The Future Land Use Committee cited the need for infill development as the condition warranting the proposed change.

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 near areas that support both residential and commercial land uses. Land located west of the property is zoned Flood Hazard District.

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Land located north of the property is zoned Medium Density Residential District and is vacant. Land located to the south is zoned General Commercial District and occupied by a car dealership. Land located to the east is zoned Medium Density Residential District and currently void of any development. Office Commercial land uses are used in land use planning to help buffer residential land uses from the heavier commercial land uses. The proposed Office Commercial land use designation will provide a buffer between the multi-family residential units to the north and the commercial uses to the south. An Initial and Final Planned Commercial Development will be needed for any expansion or change in use on the property. A Planned Commercial Development will help to mitigate any significant negative impacts between the two land uses.

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

The property included in the proposed change is currently vacant. Waterloo Street, a sub-collector street, is located adjacent to the property on the west side. Omaha Street, a principal arterial street, is located approximately 375 feet south of the property. The Future Land Use Committee found that potential office commercial uses on the property would enhance the existing and surrounding neighborhood uses.

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

The Future Land Use Committee found that the potential office commercial uses would positively affect the adjacent land uses. The proposed amendment to allow office commercial land uses on this property will enhance the neighborhood, including the single family homes located within close proximity to the property. The Future Land Use Committee found the proposed change will result in a logical and orderly development pattern especially with a planned development designation to serve as a tool to ensure compatibility between the uses.

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 Future Land Use Committee has identified that office commercial land uses acting as a buffer between the adjacent residential area and the commercial uses along Omaha Street would not have significant adverse effects on the surrounding area, the adjacent residential uses, or on the City. The applicant has indicated that Planned Development Designation is appropriate for the property, and the Future Land Use Committee determined that the potential adverse effects to the residential uses to the north and commercial uses to the south and could be mitigated.

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The required sign has been posted on the property. The receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission at the June 10, 2010 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

The Comprehensive Plan identifies the property as appropriate for medium density residential land uses. On May 13, 2010, the Future Land Use Committee met to review the proposal. The Committee recommended approval of an Amendment to the Comprehensive Plan to change the land use on the property from Mobile Home Park to Office Commercial with a Planned Commercial Development. Designating a planned development will ensure that the potential commercial land uses are compatible with adjacent existing commercial and residential land uses in the area.