

STAFF REPORT
May 23, 2013

No. 13CA007 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial **ITEM 4**

GENERAL INFORMATION:

APPLICANT	Jake Boerger
PROPERTY OWNER	Franklin Simpson
REQUEST	No. 13CA007 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial
EXISTING LEGAL DESCRIPTION	A parcel of land located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: starting at a point that bears 19.32 feet S41°00'00"W from the northeast corner of previously vacated Tract C Revised of the S.G. Interstate Plaza located in the S1/2 NE1/4 and the N1/2 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and being the point of beginning. Thence first course: S41°00'00"W a distance of 600.00 feet, Thence second course: N61°00'00"W a distance of 254.90 feet, Thence third course: N35°00'00"E a distance of 493.10 feet, Thence fourth course: S77°23'18"E a distance of 342.00 feet to the point of beginning
PARCEL ACREAGE	Approximately 3.507 acres
LOCATION	On the south side of North Plaza Drive approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agricultural District
East:	General Agricultural District
West:	General Agricultural District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	April 26, 2013

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REVIEWED BY

Kip Harrington / Brandon Quiett

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

GENERAL COMMENTS: The property contains approximately 3.507 acres and is located on the south side of North Plaza Drive, approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive. The property is void of any structural development. The property is currently zoned Medium Density Residential District. Land located to the north of the property is zoned Light Industrial District. Land located to the south, east, and west of the property is zoned General Agricultural 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 a rezone application (#13RZ011) to rezone the property from Medium Density Residential District to Light Industrial District.

In March of 2012, the property owner appeared before the Future Land Use Committee and requested a change in use from Commercial to Residential land use. Based on the master land use plan presented by the property owner, the Future Land Use Committee supported the change in use. The property owner then submitted an application for an Amendment to the Comprehensive Plan (#12CA002) to change the land use designation from Commercial to Residential and an associated application (#12RZ004) to rezone the property from General Agricultural District to Medium Density Residential District. The applications were approved by the Planning Commission on March 22, 2012, and the City Council on April 3, 2012. It should be noted that the applications received opposition from the property owner to the north of the subject property, who was concerned about increased pedestrian traffic from residential development adjacent to industrial truck traffic.

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 preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities. The proposed change from Residential to Industrial land use will promote economic development by ensuring that there are

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adequate areas zoned for commercial and light/heavy industrial uses while also providing for the location of employment sites accessible from the existing transportation system. 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.*

The property is currently zoned Medium Density Residential District. An application to change the zoning from General Agricultural District to Industrial District (#13RZ011) has been submitted in conjunction with this application. Staff has not identified any 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 industrial 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 of the property is identified as industrial land use. Land located to the south, east, and west of the property is identified as commercial land use. By amending the Future Land Use on this property from Residential to Public, the subject property will complement the existing industrial land uses 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 currently undeveloped property is served by City water and sewer. The property is located along North Plaza Drive, which is classified as a minor arterial street on the 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 continue the nearby existing industrial 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 along a minor arterial street and can be 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 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

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returned to Community Planning and Development Services. Staff will inform the Planning Commission at the May 23, 2013 Planning Commission meeting if these requirements have not been met. As of this writing, there have been no inquiries into this request.

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Residential to Industrial be approved.