

STAFF REPORT

October 26, 2000

CPA #00CA011 - Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.539 acre parcel from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential

ITEM 26

GENERAL INFORMATION:

PETITIONER	Dream Design for Doyle Estes
REQUEST	CPA #00CA011 - Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.539 acre parcel from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential
LEGAL DESCRIPTION	The west 340 feet of the unplatted portion of the S1/2 of the N1/2 of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.539 Acres
LOCATION	Approximately 1000 feet north of Jolly Lane Road off of Race Track Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	General Commercial District (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.539 acre parcel from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential District be approved with the stipulation that prior to City Council approval, a

STAFF REPORT

October 26, 2000

CPA #00CA011 - Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.539 acre parcel from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential

ITEM 26

Comprehensive Plan Amendment request be submitted to amend the future land use designation on property located directly east of the subject property from Public with an alternate designation of General Commercial to Low Density Residential.

GENERAL COMMENTS: The subject property is located approximately 1,000 feet north of the intersection of Jolly Lane Road, Race Track Road and East 39th Street at the northern most terminus of East 39th Street. The applicant is seeking to change the future land use designation from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential District. The property is currently zoned No Use District. A rezoning request to change the zoning from No Use District to Low Density Residential District with a Planned Development Designation has also been submitted. In addition, the applicant has submitted a Petition for Annexation and a Layout Plat to subdivide the subject property into two lots. (See companion items.) The Children's Home Organization is seeking the Comprehensive Plan Amendment so that they may locate a children's home on the subject property to serve displaced children within our community.

STAFF REVIEW: The Elk Vale Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee anticipates that 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 properties to the north, east and south are located in Pennington County, outside of the City limits of Rapid City, and are currently zoned Suburban Residential District. The applicant has submitted a Master Plan of the subject property and of additional acreage located directly east of the subject property. The Master Plan identifies residential development along East 39th Street with additional residential development at the western terminus of Sweetbriar Street and Avenue A. The balance of the property located between the two areas of residential development is identified as a "drainage easement". The applicant has indicated that the drainage concerns associated with the subject property result in the property being more conducive to limited residential development in lieu of commercial development. Staff concurs but notes that the Elk Vale Neighborhood Area Future Land Use Plan identifies a portion of the proposed "drainage easement" located directly east of the subject property as Public with an alternate designation of General Commercial with a Planned Commercial Development. In order to preclude commercial development between the two proposed residential areas without a viable means of access, staff is recommending that prior to City Council approval, a Comprehensive Plan Amendment request be submitted to amend the

STAFF REPORT

October 26, 2000

CPA #00CA011 - Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 2.539 acre parcel from Public with an alternate designation of General Commercial with a Planned Commercial Development to Low Density Residential

ITEM 26

future land use designation on the property from Public with an alternate designation of General Commercial to Low Density Residential.

The Future Land Use Committee discussed the plan amendment. The Committee concurred that the proposed use of the property along with the control afforded by the accompanying Planned Residential Development, would likely promote development which will be compatible with the adjacent residential neighborhood and the Heartland Express as well as the limitations presented by the drainage channel located on the property.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The legal ad for this Comprehensive Plan Amendment was published on October 17, 2000. Planning staff will inform the Planning Commission at their October 26, 2000 meeting of any response to the notification.