

STAFF REPORT

April 26, 2001

No. 01CA017 - Comprehensive Plan Amendment to the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.295 acre parcel from Heavy Industrial to Ligth Industrial with a Planned Light Industrial Development

ITEM 28

GENERAL INFORMATION:

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| PETITIONER | Richard E. Huffman for Bill Gikling and Ken Lipp |
| REQUEST | No. 01CA017 - Comprehensive Plan Amendment to the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.295 acre parcel from Heavy Industrial to Ligth Industrial with a Planned Light Industrial Development |
| LEGAL DESCRIPTION | Lot 10 of GLM Subdivision, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 2.295 Acres |
| LOCATION | 3110 Eglin Street |
| EXISTING ZONING | Heavy Industrial District |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | Heavy Industrial District |
| East: | Heavy Industrial District |
| West: | Heavy Industrial District |
| PUBLIC UTILITIES | City Water |
| REPORT BY | Blaise Emerson |

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.295 acre parcel from Heavy Industrial to Light Industrial with a Planned Light Industrial Development be approved.

GENERAL COMMENTS: The applicant has submitted this request in association with a rezoning request, Initial and Final Development Plan for a Planned Light Industrial Development, and a Preliminary and Final Plat for the subject property. The property is located on Eglin Street just south of Interstate 90 and west of the Elk Vale interchange. Currently there are three buildings located on the property. The applicant is proposing to subdivide the property into three lots. The property is currently zoned Heavy Industrial Zoning District which requires a minimum lot size of one acre. Two of the three proposed lots do not meet the minimum lot size. Also, the minimum side yard setback requirement for

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this district is twenty-five feet. Two of the existing buildings would not meet this requirement based on the proposed lot line location.

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 has anticipated 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 majority of the property on the south side of Interstate 90 between East North Street and Elk Vale Road is identified as appropriate for light industrial use on the Elk Vale Neighborhood Future Land Use Plan. The area has developed with the majority of the uses related to motor vehicle businesses including sale and repair establishments for automobiles, motorcycles and over the road trucks. Other uses in the area include some manufacturing, bulk storage of fuel, and salvage operations.

The Plan identified an area appropriate for Heavy Industrial uses that is located approximately half way between Elk Vale Road and East North Street off of Eglin Street. There are a number of fuel transfer sites and the large bulk fuel storage tanks located in this area. These uses are classified as heavy industrial uses to due to the explosive and flammable nature of the contents. The subject property and the property directly to the west are both identified as areas appropriate for heavy industrial land uses. The subject property and the neighboring properties are currently occupied by uses allowed in the Light Industrial Zoning District.

When the Future Land Use Committee reviewed this request, they identified that Light Industrial land uses may be appropriate but a Planned Light Industrial Development should also be designated. The Committee concurred that the proposed Light Industrial use of the property along with the control afforded by the accompanying Planned Light Industrial Development would likely promote development which will be compatible with the surrounding land uses. Heavy industrial land use areas need to be protected from encroachment of non-compatible developments as much as do single family residential areas. The heavy industrial districts provide areas where potentially dangerous or hazardous land uses can be located which are needed to meet the community's requirements.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that Comprehensive Plan Amendments be advertised in a local newspaper.