

STAFF REPORT

February 21, 2002

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**No. 02CA013 - Amendment to the Comprehensive Plan to change the future land use designation on an 18.39 acre parcel from General Agriculture District to Light Industrial District** **ITEM 20**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02CA013 - Amendment to the Comprehensive Plan to change the future land use designation on an 18.39 acre parcel from General Agriculture District to Light Industrial District</b>
EXISTING LEGAL DESCRIPTION	The 1548.92 feet of the 100 foot wide Lange Road right-of-way adjacent and parallel to the north side of Interstate 90 along Lot B of W1/2 SW1/4 including Lot Z and along R&L Subdivision Lots 1, 2, and 3 and R&L Subdivision Lots 1, 2 and 3 all located in Section 22, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.39 acres
LOCATION	Lange Road north of Interstate 90 and east of Deadwood Avenue North
EXISTING ZONING	Right-of-Way/Light Industrial District
SURROUNDING ZONING	
North:	Heavy Industrial District (County)/General Agriculture District (County)
South:	Right-of-Way
East:	Light Industrial District (County)/General Agriculture District (County)
West:	Right-of-Way
PUBLIC UTILITIES	City Water, On-site Waste Water Disposal System
DATE OF APPLICATION	1/25/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an 18.39 acre parcel from General Agriculture District to Light Industrial District be approved.

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GENERAL COMMENTS: This property is located north of U.S. Interstate 90 and east of Deadwood Avenue. The property includes Lange Road right-of-way and Lots 1, 2, and 3 of R & L Subdivision, which is the location of a future motorcycle dealership. Lange Road is currently zoned No Use and the property that the motorcycle dealership is located upon is zoned Light Industrial. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for Agricultural land uses. This amendment will change the Comprehensive Plan from Agricultural land use to Light Industrial land use.

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 subject property is located in the City limits and in a land use area that is designated Agricultural. Land located north of the property is zoned Heavy Industrial by Pennington County. Land located east of the property is zoned Light Industrial and Agriculture by Pennington County. Land located south and west of the subject property is right-of-way.

Properties adjacent to the subject property on the north and east are zoned industrial. U.S. Interstate 90 is incorporated within this application and is located adjacent to the property on the south and west. Deadwood Avenue is located north west of the subject property and is the location of industrial businesses. The existing zoning on the subject property is Light Industrial District, which is not in compliance with the current Comprehensive Plan. Therefore, based on the fact that the subject property is zoned Light Industrial District, is located adjacent to industrial businesses, and is adjacent to U.S. Interstate 90, Staff believes industrial land use is appropriate for this area..

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 notification requirement has been met. Planning staff will inform the Planning Commission at their meeting on February 21, 2002 of any response to the notification.