

STAFF REPORT

November 21, 2002

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**No. 02CA060 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the land use designation on a parcel of land from Low Density Residential to Medium Density Residential with a Planned Development Designation**

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**ITEM 31**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc
REQUEST	<b>No. 02CA060 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the land use designation on a parcel of land from Low Density Residential to Medium Density Residential with a Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	That portion of the south 480 feet of the east 948 feet of the SE1/4 NW1/4 of Section 3, T1N, R8E, BHM, lying within the City of Rapid City, South Dakota; and the west 1152.4 feet of the south 480 feet of the SW1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the north 136.66 feet of the east 409.42 feet of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, and the north 136.66 feet of the west 161.10 feet of the SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.9 acres
LOCATION	East of the intersection of Homestead Street and Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Public District/Low Density Residential District
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/25/2002

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REPORT BY

Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Comprehensive Plan Amendment to change the land use designation on a 24.9 acre parcel from Low Density Residential to Medium Density Residential with a Planned Development Designation be approved.

GENERAL COMMENTS: This property is located east of the intersection of Homestead Street and Elk Vale Road. The majority of the property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a No Use Zoning District. The balance of the property is located in Pennington County adjacent to the City limits. The Elk Vale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Low Density Residential land use(s). The properties to the north have been identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for Public land use(s) and Low Density Residential land use(s). The properties to the east and south have been identified in the Land Use Plan as appropriate for Low Density Residential land use(s). The properties to the west have been identified in the Land Use Plan as appropriate for Low Density Residential land use(s) and Medium Density Residential land use(s) with a Planned Development Designation. The Rapid City Public School system has purchased the property north of the subject property and proposes to build an elementary school at that location. This Comprehensive Plan Amendment has been submitted in conjunction with the rezoning of the property within City limits from No Use District to Medium Density Residential District with a Planned Development Designation. This application would amend the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the subject property from Low Density Residential land use(s) to Medium Density Residential land use(s) with a Planned Development Designation.

STAFF REVIEW: The adopted Elk Vale Neighborhood Area Future Land Use 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. The Future Land Use Committee met on October 25, 2002 to discuss the rezoning of the property located within City limit boundaries from No Use District to Medium Density Residential District with a Planned Development Designation. The Committee discussed the need to limit access on Homestead Street. Fewer curb cuts onto Homestead Street, a collector street, could be accomplished by allowing apartments rather than single family homes or town homes. As such, a change in land use from Low Density Residential to Medium Density Residential with a Planned Development Designation was suggested. The Future Land Use Committee recommends approval of the land use change on the subject property from No Use District to Medium Density Residential District with a Planned Development Designation.

Staff notes that Comprehensive Plan Amendments do not require direct notification of

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neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met.