

STAFF REPORT

December 5, 2002

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**No. 02CA065 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the land use designation on a 3.48 acre parcel from Office Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation**

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**ITEM 33**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc
REQUEST	<b>No. 02CA065 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the land use designation on a 3.48 acre parcel from Office Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	The west 230 feet of the SE1/4 NW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.48 acres
LOCATION	East of the intersection of Homestead Street and Elk Vale Road
EXISTING ZONING	Office Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Office Commercial District w/Planned Development Designation
East:	Office Commercial District w/Planned Development Designation
West:	General Commercial District w/Planned Development Designation
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/25/2002
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Comprehensive Plan Amendment to change the land use designation on a 3.48 acre parcel from Office

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Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation be approved.

GENERAL COMMENTS: This property is located east of Elk Vale Road and north of Degeest Street. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently zoned Office Commercial Zoning District with a Planned Development Designation. The Elk Vale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Office Commercial land use(s) with a Planned Development Designation. The properties to the north and west have been identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for General Commercial land use(s) with a Planned Development Designation. The properties to the south and east have been identified in the land use plan as appropriate for Office Commercial 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 Office Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation. The Committee discussed the development of this parcel adjacent to the General Commercial land use(s) to the west and the proposed road system in that area. The proposed Timmons Boulevard will extend around the existing radio tower site and will be used to access the new proposed elementary school to the east. In the future, Homestead Street will be constructed through the radio tower site to the east. At that time, Timmons Boulevard will no longer be a through street and will end in a cul-de-sac.

The Future Land Use Committee felt it was appropriate to continue the General Commercial Zoning District with a Planned Development Designation around the curve of Timmons Boulevard, which is the subject parcel. The Future Land Use Committee recommends approval of the land use change on the subject property from Office Commercial with a Planned Development Designation to General Commercial with a Planned Development Designation.

Staff has reviewed the application and 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.