

STAFF REPORT

January 22, 2004

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**No. 03CA045 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.79 acre parcel from a Low Density Residential to Office Commercial with a Planned Commercial Development**

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**ITEM 17**

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLP for the Children's Home Society of South Dakota
REQUEST	<b>No. 03CA045 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.79 acre parcel from a Low Density Residential to Office Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Tract B, Neff's Subdivision #4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.79 acres
LOCATION	1330 Jolly Lane
EXISTING ZONING	Low Density Residential District w/Planned Residential Development
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Low Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	12/26/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on a 2.79 acre parcel from a Low Density Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: The applicant is requesting to rezone approximately 2.79 acres of property located north of Twilight Drive and east of Jolly Lane Road. The property was

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annexed into the City limits in 2000 and is zoned Low Density Residential District. The property located to the east is zoned Low Density Residential District. The property located to the west is zoned General Commercial District. The property located to the north is zoned Limited Agriculture District by Pennington County. The property located to the south is zoned Suburban Residential District by Pennington County. Jolly Lane Road terminates at the entrance into the subject property. The Children's Home Society of South Dakota provides a temporary residence for children through the emergency foster home located on the property. The applicant has indicated that they plan to expand counseling services and office uses on the site and construct a 1,790 square foot addition. Applications for a rezoning from Low Density Residential District to Office Commercial District (03RZ057) and a Planned Commercial Development – Initial and Final Development Plan (03PD063) have been submitted in conjunction with this Amendment to the Comprehensive Plan.

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 Comprehensive Plan identifies the subject property as appropriate for low density residential land use(s). The properties to the north and west of the subject property are identified as appropriate for general commercial land uses. The properties to the east and south of the subject property are identified as appropriate for low density residential land uses. An emergency foster home for children is currently located on the property. A request to rezone this property from Low Density Residential District to Office Commercial District (03RZ057) and a request for a Planned Commercial Development – Initial and Final Development Plan (03PD063) have been submitted in conjunction with this Amendment to the Comprehensive Plan. The applicant has indicated that they plan to extend services to children and add office space. The design of the existing foster home is similar to the existing residential development in the area and includes landscaping that exceeds the minimum requirements established by the Landscape Regulations. Office Commercial Zoning District allows residential uses with a Planned Commercial Development. The Planned Commercial Development will address any concerns over intensity of use, drainage and traffic on the subject property.

Office Commercial land uses would be a transition between the residential land uses to the east and south and the commercial land uses to the north and west. As such, Staff feels the Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the future land use designation of the 2.79 acre parcel of land from Low Density Residential to Office Commercial with a Planned Commercial Development is appropriate.

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As of this writing, the sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.