

STAFF REPORT

March 25, 2004

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**No. 04CA009 - Amendment to the Comprehensive Plan to change the future land use designation on a 64.333 acre parcel from General Agriculture to Mobile Home Residential with a Planned Residential Development**

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**ITEM 58**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04CA009 - Amendment to the Comprehensive Plan to change the future land use designation on a 64.333 acre parcel from General Agriculture to Mobile Home Residential with a Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in the SW1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota, being more particularly described as beginning at the southwest corner of said Section 22; thence S89°47'57"E, 50.00 feet; thence N00°02'25"E, 499.64 feet to the true point of beginning; thence N00°02'25"E, 1266.69 feet; thence N90°00'00"E, 574.15 feet; thence S63°34'43"E, 307.11 feet; thence S39°12'45"E, 528.68 feet; thence S89°56'14"E, 603.08 feet; thence S00°00'00"W, 356.31 feet; thence N90°00'00"E, 425.33 feet; thence S00°00'00"W, 612.50 feet; thence S90°00'00"W, 650.55 feet; thence S00°12'03"W, 256.06 feet; thence N89°47'57"W, 285.93 feet; thence N89°47'57"W, 1075.70 feet; thence N00°02'25"E, 500.20 feet; thence N89°57'35"W, 200.00 feet to the point of beginning containing 64.333 acres more or less
PARCEL ACREAGE	Approximately 64.333 acres
LOCATION	Along North Elk Vale Road
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	Box Elder
East:	General Agriculture District (County)
West:	General Agriculture District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	02/27/2004

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REPORT BY

Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 64.333 acre parcel from General Agriculture to Mobile Home Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 64.333 acres and is located along the east boundary of North Elk Vale Road north of U.S. Interstate 90. Upon approval of the related annexation, this property will be zoned No Use District.

In addition to this Amendment to the Comprehensive Plan, the applicant has submitted fifteen companion applications including: A Petition to Annex, Preliminary Plat, Subdivision Variance, five Rezoning applications, three Planned Development applications, and four Comprehensive Plan Amendments (See companion items: 04PL020, 04SV014, 04AN002, 04RZ008, 04PD014, 04RZ009, 04CA006, 04PD015, 04RZ010, 04CA007, 04RZ011, 04CA008, 04RZ012, 04CA005, and 04PD016).

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 general agriculture land use(s). The applicant is proposing to annex the subject property and subsequently, develop the property with a mix of uses as well as extend City sewer and water to the site. On February 13, 2004, the Future Land Use Committee met to review the proposal for Elk Vale Park, a development that includes approximately 140 acres. As the City continues to expand, new areas of development for residential and commercial uses are needed. Elk Vale Park includes a mobile home park, a commercial area, a light industrial area, and a public area. The 100 year federally designated floodplain is located within the Elk Vale Park area. A Planned Development Designation has been submitted in conjunction with the Rezoning and Comprehensive Plan Amendment. This will allow the City to adequately address any site specific issues prior to development. Due to existing and proposed land uses on the surrounding properties, the Future Land Use Committee recommended approval of an Amendment to the Comprehensive Plan to change the land use on the subject property from General Agriculture to Mobile Home Park with a Planned Residential Development. Comprehensive Plan Amendments on several other parcels within the Elk Vale Park development were also recommended for approval to change from general agriculture to public, light industrial and mobile home residential land use(s).

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The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 64.333 acre parcel from General Agriculture to Mobile Home Residential with a Planned Residential Development be approved.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 25, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.