

STAFF REPORT  
February 24, 2005

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**No. 05CA009 - Amendment to the Comprehensive Plan to change  
the future land use designation from Agriculture to Light Industrial**

**ITEM 36**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05CA009 - Amendment to the Comprehensive Plan to change the future land use designation from Agriculture to Light Industrial</b>
EXISTING LEGAL DESCRIPTION	That portion of the SW1/4 lying northwest of Deadwood Avenue right-of-way and the west 34 feet of the Deadwood Avenue right-of-way, located in the SW1/4 of Section 15, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; that portion of the SE1/4 of Section 16 lying north and east of Interstate 90 right-of-way, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; and that portion of the E1/2 of Section 21 lying north and east of Interstate 90 right-of-way, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	N/A
LOCATION	Deadwood Avenue right-of-way lying north of Interstate 90
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Light Industrial District/General Commercial District
East:	No Use District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	Private utilities
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Patsy Horton / Curt Huus

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on approximately 170 acres from General Agriculture to Light Industrial be approved.

GENERAL COMMENTS: The subject property is located west of Deadwood Avenue and northeast of Interstate 90. At least six existing structures are located on the property. A

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building permit application is pending for Lot 1 of Farrar Business Park. The property was annexed on December 2, 2002 (02AN008) and is located within the Deadwood Neighborhood Area Future Land Use Plan currently being drafted. After annexation, the property was placed in a No Use Zoning District designation on the subject property. The property owner plans to build industrial structures on this property.

In addition to the Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation on these properties from General Agriculture to Light Industrial, a companion Rezoning application (05RZ010) has been submitted to change the zoning designation from No Use District to Light Industrial.

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 1974 Comprehensive Plan currently identifies the subject property as appropriate for general agricultural land use(s). With the previous development over the past thirty years, the area has been developing as industrial uses. The Future Land Use Committee has identified the industrial uses to be appropriate for this area and is consistent with the draft Deadwood Area Future Land Use Plan currently being drafted.

As of this writing, the required sign has been posted on the property. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.