

STAFF REPORT  
January 26, 2006

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**No. 05CA047 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from Office Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development**

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**ITEM 24**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05CA047 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the land use designation from Office Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development</b>
EXISTING LEGAL DESCRIPTION	The western most 816 feet of the SW1/4 NW1/4, Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.4 acres
LOCATION	South of Interstate 90 and east of Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District
South:	No Use District
East:	No Use District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	12/6/2006
REVIEWED BY	Karen Bulman / Not Assigned

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

GENERAL COMMENTS: This undeveloped property contains approximately 24.4 acres and is located south of Interstate 90 and east of Elk Vale Road. The subject property was annexed into the City effective July 22, 2003 and placed in a No Use Zoning District. The property located north of the subject property is zoned General Commercial District. The property

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located south and east of the subject property is zoned No Use District. The property located west of the subject property is zoned General Agriculture District.

**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.

Staff has reviewed this proposed Comprehensive Plan Amendment for conformance with the six criteria for review of Comprehensive Plan Amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to encourage in-fill and full utilization of properties and avoid scattered or strip residential, commercial and industrial development outside the urban areas. The subject property, as well as the surrounding property, is undeveloped. Future development of the area for residential use is anticipated. Water and sewer are in the area and will be extended to the subject property as development occurs. Elk Vale Road, a principal arterial road, is located adjacent to the subject property. Residential properties are located south and east of the subject property. The proposed change appears to be consistent with the intent of the comprehensive plan.

2. *Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The subject property was annexed into the City limits in July 2003. The Future Land Use Committee has met with the property owners several times to review this area as it relates to the Elk Vale Neighborhood Future Land Use Plan and recommends approval of the change in use from Office Commercial with a Planned Commercial Development to Low Density Residential with a Planned Residential Development. The undeveloped property is located within an area that is in the process of development into commercial and residential uses. Water and sewer are in the area and will be extended as development occurs. The applicant has included a request to rezone the subject property from No Use District to Low Density Residential District (05RZ064).

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land*

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The property located north of the subject property is currently zoned General Commercial District. Currently, property located south and east of the subject property is zoned No Use District. Property located west of the subject property is zoned General Agriculture District. The subject property is located east of Elk Vale Road, a principal arterial road. General Commercial District is located north of the subject property, and the balance of the surrounding property is proposed to be Low Density Residential District. Zoning the property with a Planned Residential Development will provide a mechanism to address any mitigating issues that may develop with the commercial uses to the north.

*4. Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation*

The subject property is adjacent and has access to Elk Vale Road, a principal arterial street. City water and sewer will be extended to the property as development occurs. The proposed Low Density Residential land use with a Planned Residential Development would not have a significant adverse effect on the environment or services in the area.

*5. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The subject property is located in an area that is developing as commercial and residential uses. With the availability of water, sewer and street connections to the subject property, the proposed amendment will allow the continuation of infill development of this area. Low Density Residential land use adjacent to a school, street connections, and established residential properties, appears to be an orderly development pattern and an appropriate land use for the subject property.

*6. Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The infrastructure is in close proximity to the subject property and residential development is currently established in the area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed amendment at the time of this writing.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use from Office Commercial with a Planned Commercial Development to Low Density

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Residential with a Planned Residential Development be approved.