

STAFF REPORT

April 5, 2007

No. 07CA015 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development

ITEM 26

GENERAL INFORMATION:

PETITIONER enVision Design, Inc. for Plum Creek Development LLC

REQUEST **No. 07CA015 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development**

EXISTING LEGAL DESCRIPTION A tract of land located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. more particularly described as follows: Commencing at the southwest corner of said SW1/4 of section 16, monumented with a "Brass Cap": Thence N00°02'47"W along the west line of said SW1/4 of Section 16 a distance of 1320.78 feet to the south line of the N1/2 of said SW1/4; Thence N89°56'28"E along said south line a distance of 622.29 feet to the true point of beginning; Thence N43°11'32"E a distance of 341.06 feet; Thence S52°58'51"E a distance of 45.24 feet; Thence S73°29'03"E a distance of 86.87 feet; Thence N65°38'53"E a distance of 86.30 feet; Thence N45°00'00"E a distance of 240.00 feet; Thence S45°00'00"E a distance of 127.13 feet to a point on a curve from which the radius of said curve bears S38°06'51"E a distance of 296.00 feet; Thence north easterly along the arc of a curve to the right having a radius of 296.00 feet, a central angle of 18°38'05" for a distance of 96.27 feet; Thence departing said curve S00°06'26"E a distance of 301.76 feet; Thence S11°27'13"W a distance of 56.86 feet to said south line; Thence S89°56'28"W along said south line a distance of 764.34 feet to the true point of beginning, containing an area of 4 acres more or less.

PARCEL ACREAGE Approximately 4 acres

LOCATION Southeast of the intersection of Elk Vale Road and Willowbend Road

EXISTING ZONING Low Density Residential II District (Planned Residential Development)

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SURROUNDING ZONING

North:	Low Density Residential II District (Planned Residential Development)
South:	General Agriculture District
East:	Low Density Residential II District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 3/9/2007

REVIEWED BY Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.

GENERAL COMMENTS: This property contains approximately four acres and is located southeast of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned Low Density Residential II District with a Planned Residential Development. Land located north and east of the subject property is zoned Low Density Residential II District with a Planned Residential Development. Land located west of the subject property is zoned General Commercial District with a Planned Commercial Development. Land located south of the subject property is zoned General Agriculture District. In addition to this application for an Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development, the applicant has submitted a Rezoning from Low Density Residential II District to General Commercial District (07RZ021). In addition, the applicant has submitted three additional Comprehensive Plan Amendments to change the Comprehensive Plan from General Agriculture to General Commercial with a Planned Commercial Development (07CA011, 07CA013, and 07CA012). Three rezoning applications also accompany the Comprehensive Plan Amendments. The applicant requests to rezone one property from General Commercial District to Office Commercial District (07RZ016), one property from Office Commercial District to General Commercial District (07RZ018), and one property from General Agriculture District to General Commercial District (07RZ017).

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

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required.

The applicant has requested four Rezoning and four Comprehensive Plan Amendments for the subject property and adjacent properties. The Future Land Use Committee has scheduled a meeting with the applicant on March 30, 2007 to review the Comprehensive Plan Amendment as well as the other applications for the surrounding property. As such, staff recommends that this application be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the Comprehensive Plan Amendment and provide the Planning Commission with a recommendation.