

STAFF REPORT

April 26, 2007

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**No. 07CA012 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development**

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**ITEM 17**

GENERAL INFORMATION:

PETITIONER enVision Design, Inc. for Plum Creek Development LLC

REQUEST **No. 07CA012 - 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: beginning 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 659.14 feet; Thence N43°11'32"E a distance of 908.40 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 764.34 feet; Thence S11°27'13"W a distance of 176.90 feet; Thence S00°00'00"E a distance of 425.77 feet; Thence N90°00'00"E a distance of 82.76 feet; Thence S47°24'00"E a distance of 55.30 feet; Thence S42°36'00"W a distance of 679.73 feet; Thence S36°48'24"E a distance of 230.78 feet to the south line of said SW1/4; Thence S89°58'32"W along said south line a distance of 1152.06 feet to the point of beginning, containing an area of 34 acres more or less.

PARCEL ACREAGE Approximately 34 acres

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

EXISTING ZONING General Agriculture District

SURROUNDING ZONING  
North: Low Density Residential II District (Planned Residential Development)  
South: Limited Agriculture District (Pennington County)  
East: Low Density Residential II District (Planned Residential Development)  
West: General Agriculture District

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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 **May 10, 1007** Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.

GENERAL COMMENTS: **This staff report has been revised as of April 16, 2007. All revised and/or added text is shown in bold print. This application was continued at the April 5, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.** This property contains approximately 34 acres and is located southeast of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned General Agriculture District. Land located north and east of the subject property is zoned Low Density Residential II District with a Planned Residential Development. Land located south of the subject property is zoned Limited Agriculture District by Pennington County. Land located west 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 General Agriculture District to General Commercial District (07RZ017). In addition, the applicant has submitted two Comprehensive Plan Amendments to change the land use from General Agriculture to General Commercial with a Planned Commercial Development (07CA013 and 07CA017) and one Comprehensive Plan Amendment to change the land use from General Agriculture to Office Commercial with a Planned Commercial Development (07CA011). 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 Low Density Residential II District to General Commercial District (07RZ028).

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 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 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

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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. **The Future Land Use Committee met on March 30, 2007 and will review this application again on April 27, 2007. As such, 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 May 10, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.**