

STAFF REPORT  
July 26, 2007

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**No. 07CA030 - Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from General Agriculture to Heavy Industrial**

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**ITEM 44**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 07CA030 - Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from General Agriculture to Heavy Industrial</b>
EXISTING LEGAL DESCRIPTION	Lots 2 thru 7 of Marlin Industrial Park, located in the NW1/4 NE1/4 of Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30.06 acres
LOCATION	1717 thru 1937 Marlin Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	Heavy Industrial District (Pennington County)
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/26/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from General Agriculture to Heavy Industrial be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 30.06 acres and is located southwest of the intersection of Elk Vale Road and Creek Drive. The applicant is requesting an Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Heavy Industrial. The applicant is also requesting that the property be rezoned from No Use District to Heavy Industrial District (07RZ051).

On June 7, 2004 City Council approved an Annexation (04AN003) that included the subject property and temporarily placed the area in a No Use Zoning District.

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On March 20, 2006, City Council approved a Preliminary Plat (06PL004) with stipulations that included the property.

On November 21, 2006 a Final Plat (06PL173) was approved for the property.

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 orderly extension and efficient use of public improvements, infrastructure, and services. Full utilization of properties currently served by infrastructure is encouraged. The extension of municipal services to the area and the completion of Elk Vale Road, a significant arterial connection located north of the subject property, have changed conditions within the area to support the proposed industrial development. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. The proposed amendment will create an area of industrial development that is consistent with the projected land uses identified for the adjacent properties in either the adopted Future Land Use Plan or the draft Future Land Use Plan.

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

Water and sewer are currently being extended into the subject property. In addition, the construction of the Southeast Connector warrant changes to the land use in the area. The proposal to amend the Comprehensive Plan as proposed is reflective of a continuation of the industrial development in the area.

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

The areas to the north and west of the subject property are currently developed with various industrial uses. The areas to the south and east are currently used as agricultural land with the potential to be developed as residential in the future. Amending the Comprehensive Plan as proposed will create a node of industrial development within this area.

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

Water and sewer improvements are currently being extended to the property. Elk Vale Boulevard is located north of the property and is classified as a principal arterial street on the City's Major Street Plan. In addition, the railroad is located along the west side of the property. As such, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

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

The subject property is located south of Elk Vale Road in an area of existing industrial development. The proposed amendment will allow for the continuation of the established industrial development pattern.

*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.*

During the development of the Southeast Connector Neighborhood Future Land Use Plan this area has been identified as an area appropriate for industrial development. In addition, additional industrial development is established in the area. Staff has not identified any adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

The Future Land Use Committee met July 20, 2007 and recommended approval of the Comprehensive Plan Amendment to change the land use from General Agriculture to Heavy Industrial.