

STAFF REPORT  
February 7, 2008

---

**No. 08CA003 - Amendment to the Adopted Comprehensive Plan to ITEM 13  
change the land use designation from General Agriculture District to  
Heavy Industrial District with a Planned Industrial Development**

---

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	ZCO Incorporated
REQUEST	<b>No. 08CA003 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture District to Heavy Industrial District with a Planned Industrial Development</b>
EXISTING LEGAL DESCRIPTION	<p>A portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeasterly corner of Lot 7 of Marlin Industrial Park, common to a point on the southerly edge of right-of-way of Marlin Drive, and the point of beginning; Thence, first course: N04°18'35"W, a distance of 29.56 feet, to a point on the centerline of Marlin Drive; Thence, second course: curving to the left, along the centerline of Marlin Drive, on a curve with a radius of 3000.00 feet, a delta angle of 07°43'51", a length of 404.79 feet, a chord bearing of N81°52'30"E, and chord distance of 404.48 feet; Thence, third course: N78°00'34"E, along the centerline of Marlin drive, a distance of 95.10 feet, to intersection of centerline of Marlin Drive and Creek Drive; Thence fourth course: curving to the left, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 11°21'28", a length of 198.23 feet, a chord bearing of S17°40'09"E, and chord distance of 197.91 feet, to the end of previously dedicated Creek Drive; Thence fifth course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of 01°08'47", a length of 20.01 feet, a chord bearing of S23°55'17"E, and chord distance of 20.01 feet; Thence sixth course: curving to the left, on a curve with a radius of 600.00 feet, a delta angle of 08°33'39", a length of 89.65 feet, a chord bearing of S28°46'30"E, and chord distance of 89.57 feet; Thence seventh course: S56°56'40"W, a distance of 50.00 feet; Thence eighth course: curving to the right, on a curve with a radius of 650.00 feet, a delta angle of 02°21'34", a length of 26.77 feet, a chord bearing of N31°52'33"W, and chord distance of 26.76</p>

STAFF REPORT  
February 7, 2008

---

**No. 08CA003 - Amendment to the Adopted Comprehensive Plan to ITEM 13  
change the land use designation from General Agriculture District to  
Heavy Industrial District with a Planned Industrial Development**

---

feet; Thence ninth course: S59°18'14"W, a distance of 311.85 feet; Thence tenth course: S08°30'44"E, a distance of 235.10 feet, to a point on the section 1/16 line; Thence eleventh course: N89°56'36"W, along the along the section 1/16 line, a distance of 313.37 feet, to the southeasterly corner of said Lot 7; Thence twelfth course: N00°01'20"E, along the easterly boundary of said Lot 7, a distance of 574.90 feet, to the northeasterly corner of said Lot 7, common to a point on the southerly edge of Marlin Drive right-of-way, and the point of beginning

PARCEL ACREAGE	Approximately 6.178 acres
LOCATION	Southwest of the intersection of Marlin Drive and Creek Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District- General Commercial District with a Planned Development Designation
South:	General Agriculture District
East:	General Agriculture District
West:	Heavy Industrial District with a Planned Development Designation
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/14/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

**RECOMMENDATION:** Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from General Agriculture to Heavy Industrial with a Planned Industrial Development be approved.

**GENERAL COMMENTS:** The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Heavy Industrial with a Planned Industrial Development. This undeveloped property contains approximately 6.178 acres and is located southwest of the intersection of Creek Drive and Marlin Drive. In addition, the applicant has submitted a Rezoning request (#08RZ001) to change the zoning designation of the property from General Agricultural District to Heavy Industrial District. Land located south, and east of the property is zoned General Agricultural District. Land located north of the property is zoned General Agricultural District and

STAFF REPORT  
February 7, 2008

---

**No. 08CA003 - Amendment to the Adopted Comprehensive Plan to ITEM 13  
change the land use designation from General Agriculture District to  
Heavy Industrial District with a Planned Industrial Development**

---

General Commercial District with a Planned Development Designation. Land located west of the subject property is zoned Heavy Industrial District with a Planned Development Designation. The adopted Long Range Comprehensive Plan indicates that this property is appropriate for General Agricultural land uses. The Draft Future Land Use Plan for the Southeast Connector Neighborhood indicates that this property is appropriate for Heavy Industrial land uses with a Planned Industrial Development.

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

On September 4, 2007, City Council approved an Amendment to the Adopted Comprehensive Plan (#07CA030) to change the land use designation from General Agriculture to Heavy Industrial for the adjacent property.

On September 4, 2007, City Council approved a Rezoning request (#07RZ051) from No Use District to Heavy Industrial District for the adjacent property.

On October 30, 2007 a Planned Development Designation (#07PD084) was approved for the property.

On November 19, 2007, City Council approved a Preliminary Plat (#07PL132) with stipulations that included 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 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

**No. 08CA003 - Amendment to the Adopted Comprehensive Plan to ITEM 13  
change the land use designation from General Agriculture District to  
Heavy Industrial District with a Planned Industrial Development**

---

projected land uses identified for the adjacent properties in 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 have been extended adjacent to the 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.

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

Water and sewer improvements have been extended adjacent to the property. Elk Vale Road 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 to the west of the property. As such, the proposed amendment does not appear to have a significant 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 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. Additional industrial development is currently established in the area. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.