

STAFF REPORT
February 21, 2008

No. 07CA055 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial

ITEM 2

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Leigh H. Tange/ Adams and Nemo Properties
REQUEST	No. 07CA055 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial
EXISTING LEGAL DESCRIPTION	A portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 21, 22, 27, and 28, T2N, R8E, BHM, thence N00°04'09"W. along the section line common to Sections 21, and 22, a distance of 530.00 feet to the point of beginning; Thence, first course: S89°55'51"W, a distance of 449.12 feet; Thence, second course: N00°07'41"W, a distance of 860.00 feet; Thence third course: N89°55'51"E, a distance of 450.00 feet, to a point on the section line common to Sections 21, and 22; Thence, fourth course: S00°04'09"E, along the section line common to Sections 21, and 22, a distance of 860.00 feet, to the point of beginning
PARCEL ACREAGE	Approximately 8.876 acres
LOCATION	North of Seger Drive and west of Elk Vale Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District
East:	General Commercial District - Mobile Home Residential District (Planned Development Designation)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer (to be extended)
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Monica Heller / Ted Johnson

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RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial be **approved**.

GENERAL COMMENTS:

(Update February 13, 2008. All revised text is shown in bold.) This item was continued at the January 24, 2008 Planning Commission meeting at the applicant's request. (Update January 30, 2008. All revised text is shown in bold.) This item was continued at the January 10, 2008 Planning Commission meeting at the applicant's request. (Update January 2, 2008. All revised text is shown in bold.) This item was continued at the December 6, 2007 Planning Commission meeting at the applicant's request. This undeveloped property contains approximately 8.876 acres and is located north of Seger Drive and west of Elk Vale Road. A large portion of this property is located in Zone A on the Federal Emergency Management Agency Flood Map. The property is currently zoned General Agriculture District. Land located to the north and west of the property are zoned General Agriculture District by Pennington County. Land located south of the property is zoned General Agriculture District. Land located east of the project is zoned General Commercial District and Mobile Home Residential District (Planned Development Designation). The adopted Long Range Rapid City Comprehensive Plan currently indicates that this property is appropriate for Rural Reserve land uses. The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial.

STAFF REVIEW:

The developer has submitted a Conditional Letter of Map Revision to the Federal Emergency Management Agency to remove portions of the site from the flood plain. Based on the Conditional Letter of Map Revision, the majority of this site will be outside the flood plain. Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial be approved, with the understanding that the rezoning of the property will not be approved until the Federal Emergency Management Agency has approved the Conditional Letter of Map Revision. The developer is in concurrence with delaying the rezoning until the Conditional Letter of Map Revision has been approved by the Federal Emergency Management Agency.

The applicant requested that this item be continued to the February 21, 2008 Planning Commission meeting. As such, staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial be continued to the February 21, 2008 Planning Commission meeting.

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The applicant requested that this item be continued to the February 7, 2008 Planning

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Commission Meeting. As such, staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial be continued to the February 7, 2008 Planning Commission Meeting.

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.

As noted the property is located in Zone A. The developer is in the process of submitting a conditional letter of map revision to the Federal Emergency Management Agency to remove portions of the site from the flood plain. To date, that application has not been submitted. The applicant has requested that this item be continued to the January 10, 2008 Planning Commission meeting to allow discussion of potential alternatives prior to consideration of the request.

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to General Commercial be continued to the January 10, 2008 Planning Commission meeting at the applicant's request.

Legal Notification Requirement:

The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received no calls of inquiry regarding this item.