

STAFF REPORT
February 21, 2008

No. 07CA056 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial

ITEM 3

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Leigh H. Tange/ Adams and Nemo Properties
REQUEST	No. 07CA056 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial
EXISTING LEGAL DESCRIPTION	A portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of Lot 2R of Beard Subdivision and the point of beginning, Thence, first course: S74°37'29"E, a distance of 1202.78 feet; Thence, second course: S31°45'55"E, a distance of 1162.49 feet; Thence, third course: S90°00'00"W, a distance of 439.54 feet; Thence, fourth course: N00°00'00"E, a distance of 428.29 feet; Thence, fifth course: N37°32'29"W, a distance of 394.90 feet; Thence, sixth course: N62°35'52"W, a distance of 1229.50 feet, to the southeasterly corner of Lot 2R of Beard Subdivision and the point of beginning
PARCEL ACREAGE	Approximately 8.603 acres
LOCATION	North of Seger Drive and west of Elk Vale Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
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 Light Industrial be **denied without prejudice at the applicant's request.**

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 8.603 acres and is located north of Seger Drive and west of Elk Vale Road. A 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 in Pennington County. All of the land surrounding this parcel is zoned General Agriculture District by Pennington County. The adopted Long Range Rapid City Comprehensive Plan 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 Light Industrial.

STAFF REVIEW:

The applicant has requested that this item be denied without prejudice. As such, staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial be denied without prejudice at the applicant's request.

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 Light Industrial be continued to the February 21, 2008 Planning Commission meeting at the applicant's request.

The applicant requested that this item be continued to the February 7, 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 Light Industrial be continued to the February 7, 2008 Planning Commission Meeting at the applicant's request.

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

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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 Light Industrial 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.