

STAFF REPORT  
February 21, 2008

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**No. 07CA059 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial**

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**ITEM 5**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Leigh H. Tange/ Adams and Nemo Properties
REQUEST	<b>No. 07CA059 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial</b>
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, a distance of 1390.00 feet to the point of beginning; Thence, first course: S89 55'51"W, a distance of 450.00 feet; Thence, second course: S00 07'41"E, a distance of 860.00 feet; Thence, third course: S89 55'51"W, a distance of 873.79 feet; Thence, fourth course: N00 00'00"E, a distance of 1709.19 feet; Thence, fifth course: S70 52'51"E, a distance of 73.39 feet; Thence, sixth course: S20 31'58"E, a distance of 434.44 feet; Thence seventh course: N89 55'51"E, a distance of 1099.64 feet, to a point on the section line common to sections 21, and 22; Thence eighth course: S00 04'09"E, along the section line common to sections 21 and 22, a distance of 418.04 feet, to the point of beginning
PARCEL ACREAGE	Approximately 51.295 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
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City water and sewer (to be extended)
DATE OF APPLICATION	11/9/2007

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REVIEWED BY

Monica Heller / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Rural Reserve to Light Industrial 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 51.295 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 by Pennington County. Land located north, south and west of the subject property is zoned General Agriculture District by Pennington County. Land located east of the property is zoned General Agriculture District. 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 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 Light Industrial 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 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.

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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 Light Industrial be continued to the January 10, 2008 Planning Commission Meeting at the applicant's request.