

STAFF REPORT  
April 22, 2010

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**No. 10CA011 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Low Density Residential**

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**ITEM 11**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	South Dakota Department of Transportation
REQUEST	<b>No. 10CA011 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Low Density Residential</b>
EXISTING LEGAL DESCRIPTION	The east 88 feet of Lot D of the NE1/4 NW1/4 less Lot H1 and Lot 6 of Wood Subdivision, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.27 acres
LOCATION	Adjacent to the west side of Elk Vale Road and north of School Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District and Drainage (Pennington County)
South:	General Commercial District
East:	Light Industrial District (Planned Industrial Development)
West:	No Use District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/26/2010
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from General Commercial to Low Density Residential be approved.

GENERAL COMMENTS: The vacant property is 0.27 acres located along the north side of School Drive immediately west of Elk Vale Road. The property was annexed into the city limits (#08AN011) effective June 4, 2009 and subsequently zoned No Use District. Land located to the north and west has been zoned General Commercial District. Land located to

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the south is zoned General Commercial District. Land located to the east is zoned Light Industrial District with a Planned Industrial Development. Single family homes and two mobile homes are currently located on the five adjacent residential properties.

The Elk Vale Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for General Commercial. The Future Land Use Committee indicated that a land use designation consistent with the existing single family residential uses adjacent to the property more accurately reflects the intent of the adopted goals identified in the 2008 Plan Overview.

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 the 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 maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods. Amending the Comprehensive Plan will help protect the existing stable residential neighborhood adjacent to the vacant property by preventing encroachment from adjacent commercial developments. The proposed change from General Commercial to Low Density Residential is consistent with the intent of the neighborhood preservation goal within the Comprehensive Plan.

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

The Elk Vale Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for General Commercial land uses. Prior to annexation, the property was zoned Suburban Residential District by Pennington County. The property is currently vacant with single family residential land uses adjacent to the west of the property. The only access to the property is School Drive which extends past the residential homes. The Future Land Use Committee indicated that the current land use for this property as single family homes supports the change in the Future Land Use Designation.

3. *Whether and the extent to which the proposed amendment is compatible with existing*

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*and proposed uses surrounding the subject land.*

The properties are located adjacent to commercial land uses. However, the properties are bounded on the north and east by a natural topographic barrier, separating the commercial uses from the residential uses. The only access to the property is School Drive which extends past the residential homes. Additionally, School Drive terminates at the junction of Elk Vale Road right-of-way just east of the residential structures, creating a secluded area for the existing homes. The proposed amendment to change the land use from General Commercial to Low Density Residential appears to be compatible with the vacant property and the existing uses on the adjacent properties.

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

The property is currently vacant. The property is served with water and sewer service through Rapid Valley Sanitary District. School Drive provides access to the property and terminates just east of the residential structures. The proposed amendment would not appear to result in any significant effects on the surrounding properties.

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

The proposed amendment will allow the preservation of the community's established neighborhoods. Amending the Comprehensive Plan will help protect the existing neighborhood by preventing encroachment from adjacent commercial uses.

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.*

The property is served with water and sanitary sewer service through Rapid Valley Sanitary District. The Future Land Use Committee has not identified any significant adverse impacts that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

The required sign has been posted on the property. The white receipts and green cards from the certified mailings have been submitted to the Growth Management staff. Staff has not received any inquiries regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from General Commercial to Low Density Residential be approved.