

STAFF REPORT

August 23, 2001

No. 01CA027 - Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation from General Commercial, Public and Low Density Residential to Light Industrial with a Planned Light Industrial Development

ITEM 41

GENERAL INFORMATION:

PETITIONER	Geiger Architecture for Rapid City School District, West River Electric Association, William C. Gikling, and the State of South Dakota Department of Transportation
REQUEST	No. 01CA027 - Amendment to the Elk Vale Neighborhood Area Future Land Use Plan, an element of the Comprehensive Plan, to change the future land use designation from General Commercial, Public and Low Density Residential to Light Industrial with a Planned Light Industrial Development
LEGAL DESCRIPTION	Lot 1, Less Lot H-1, Lot 2 and Lot 3 less Lot H-1, all in Block Two (2), Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; That portion of Shadow Drive lying north of Lots 1, 2, 3, and 4 less the H lot in Lot 4, in Block 1 of Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 1, less the H lot in Lot 1, 2, 3 and 4 less the H-lot in Lot 4, in Block 1 of the Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lots 6 less the H lot in Lot 6, 7, 8 and 9 less the H-lot in Lot 9, in Block 1 of the Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; That portion of Shadow Drive lying south of Lots 6, 7, 8 and 9 less the H lot in Lot 6, in Block 1 of Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; Lot 2 of Lot D in NW1/4 of NE1/4; Lot C, School lot and lot RS all in Johnson School Subdivision in NW1/4 of NE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; That portion of Inca Drive lying west of Lot C in Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; That portion of School Drive that has not previously been vacated lying north of Lot B in the NW1/4 NE1/4 and Lot A less the H lot in Lot A of the NE1/4 NW1/4 and the NW1/4 NE1/4 in Johnson School Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; The west border of this portion of

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Industrial District with a Planned Development Designation. (See companion items #01AN014, 01RZ052 and 01PD048.)

Currently, the West River Electric Association, Inc. headquarters building, an elementary school with three modular classroom structures, an office building, a shed and two garages are located on the subject property. The applicant has indicated that West River Electric Association, Inc., currently located within the southern portion of the subject property, will eventually re-develop the entire property for the purposes of expanding their facilities.

STAFF REVIEW: The Elk Vale Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that 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.

The subject property, as well as the properties located to the north and the east of the subject property, is located in Pennington County, outside of the City limits of Rapid City. The subject property is currently zoned General Commercial District and Suburban Residential District by Pennington County. The properties located to the north, west and the east are zoned Suburban Residential District by Pennington County. The properties located to the south of the proposed rezoning are located in the City limits of Rapid City and are currently zoned General Commercial with a Planned Commercial Development and General Agriculture District, respectively.

Staff has reviewed the proposed Comprehensive Plan Amendment and has the following comments:

The applicant is proposing to amend the Comprehensive Plan to allow light industrial uses at the northwest corner of the intersection of S. D. Highway 44 and Twilight Drive lying southeast of the proposed extension of Elk Vale Road (Heartland Express). Heartland Express and S. D. Highway 44 are identified as Principal Arterial Roads on the Major Street Plan. In addition, Twilight Drive is identified as a Minor Arterial Road on the Major Street Plan. The Planned Light Industrial Development will serve as a tool to mitigate possible adverse impacts of any future development of the site on the adjacent roadways and the surrounding properties.

The Future Land Use Committee discussed the plan amendment and the proposed future use of the property. The Committee recommended approval of Light Industrial land uses with a Planned Light Industrial Development.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan

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amendments be advertised in a local newspaper. Planning staff will inform the Planning Commission at the August 23, 2001 meeting if this requirement has not been met.