

STAFF REPORT

April 4, 2002

No. 02CA017 - Amendment to the Comprehensive Plan to change the future land use designation on a 21.28 acre parcel from General Agriculture District to Public District **ITEM 10**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA017 - Amendment to the Comprehensive Plan to change the future land use designation on a 21.28 acre parcel from General Agriculture District to Public District
EXISTING LEGAL DESCRIPTION	A tract of land located in the E 1/2 of Section 5 and the W 1/2 of Section 4, all in T1N, R7E, Black Hills Meridian, Pennington County, South Dakota, more fully described as: Beginning at the North 1/16 Section corner of Section 4 and 5, T1N, R7E, said point being marked with a 2 inch diameter United States Department of Interior and Bureau of Land Management cadastral survey steel cap marker dated 1998, and also as shown on the plat of dedicated street right of way signed and approved by the Common Council of the City of Rapid City on the 19th day of May, 1969, said point being the True Point of Beginning; THENCE FIRST COURSE: A bearing of S 00 01' W, on the Section line, and a distance of 1314.04 feet to the 1/4 Section corner; THENCE SECOND COURSE: A bearing of S 00 04' W, on the Section line, and a distance of 657.02 feet to the 1/32 Section corner; THENCE THIRD COURSE: A bearing of S 89 51' 30" E on the 1/32 Section line to the 1/16 Section line; THENCE FOURTH COURSE: Southerly on the 1/16 Section line to the 1/32 Section corner; THENCE FIFTH COURSE: A bearing of S 89 40' W on the 1/32 Section line to a point 50 feet westerly of a centerline curve to the left with a radius of 286.48 feet and an arc length of 251.96 feet; THENCE SIXTH COURSE: Along a line 50 feet left of a center line curve to the left with a radius of 286.48 feet and an arc length of 106.37 feet; THENCE SEVENTH COURSE: Along a line 50 feet left of a tangent line bearing N 13 34' 30" W and a distance of 616.51 feet; THENCE EIGHTH COURSE: Along a line 50 feet left of a centerline curve to the left with a radius of 904.67 feet and an arc length 464.61 feet; THENCE NINTH COURSE: Along a line 50 feet left of a tangent line bearing N 43 00' W and a distance of 7.96 feet; THENCE TENTH COURSE: Along a line 50 left of a

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centerline curve to the left with a radius of 477.46 feet and an arc length of 337.64 feet; THENCE ELEVENTH COURSE: Along a line 50 feet left of a tangent line bearing N 83 31' W and a distance of 125.76 feet; THENCE TWELFTH COURSE: Along a line 50 feet left of a centerline curve to the right with a radius of 238.73 feet and an arc length of 365.20 feet; THENCE THIRTEENTH COURSE: Along a line 50 feet left of a centerline tangent line bearing N 04 08' E and a distance of 80.03 feet; THENCE FOURTEENTH COURSE: Along a line 50 feet left of a centerline curve to the left with a radius of 11,459.15 feet and an arc length of 823.33 feet; THENCE FIFTEENTH COURSE: Along a line 50 feet left of a tangent line bearing N 00 01' E and a distance of 859.22 feet to the 1/16 Section line of Section 5; THENCE SIXTEENTH COURSE: Easterly on the 1/16 Section line of Section 5 and a distance of 50 feet to the previously described True Point of Beginning.

PARCEL ACREAGE	Approximately 21.28 acres
LOCATION	East of Hillsview Drive immediately south of Stevens High School
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Public District (City)
South:	Medium Density Residential (City)
East:	Medium Density Residential (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	03/11/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 21.28 acre parcel from Agriculture Land Use designation to Public Land Use designation be approved.

GENERAL COMMENTS: This property is located east of Hillsview Drive immediately south of

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Stevens High School and is owned by the State of South Dakota. The property was annexed into Rapid City effective April 5, 2001. The adopted Comprehensive Plan for Rapid City identifies the subject property as appropriate for Agricultural land uses. This amendment will change the Comprehensive Plan from Agricultural land use to Public land use.

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.

Hillsview Drive adjacent to Stevens High School is incorporated within this application. Stevens High School is located north of the subject property and that land is zoned Public District. Land located south and east of the property is zoned Medium Density Residential District. Land located west of the subject property is zoned General Agriculture by Pennington County. The subject property is part of a large South Dakota Army National Guard complex and is used for training purposes and as a buffer zone between those training purposes and the adjacent residential uses. Therefore, based on the fact that the subject property is for public use and is located adjacent to public use, Staff believes public land use is appropriate for this area.

Staff notes that comprehensive plan amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met. Planning staff will inform the Planning Commission at their meeting on April 4, 2002 of any response to the notification.