

STAFF REPORT

October 10, 2002

No. 02CA049 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the future land use designation on a 2.4 acre parcel from Public to Office Commercial with a Planned Development Designation

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA049 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the future land use designation on a 2.4 acre parcel from Public to Office Commercial with a Planned Development Designation
EXISTING LEGAL DESCRIPTION	2.4 acre parcel of land located from 420 feet to 770 feet north and 300 feet west of the easterly line of the E1/2 SW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.4 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the land use designation on a 2.4 acre parcel from Public to Office Commercial with a Planned Development Designation be approved.

GENERAL COMMENTS: This property is located east of Elk Vale Road and north of Degeest Street. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a No Use Zoning District. A Fire Station was proposed to be located on this

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property, and as such, the subject property has been identified on the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for Public land use. The properties to the north, west, and south have been identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for Office Commercial land use with a Planned Development Designation. The property located to the east has been identified as appropriate for Medium Density Residential land use with a Planned Development Designation. The Fire Station is no longer proposed to be located on this property; therefore, this Amendment to the Comprehensive Plan has been submitted to change the land use on the subject property from Public land use to Office Commercial land use with a Planned Development Designation, which is consistent with the surrounding land uses.

STAFF REVIEW: The adopted Elk Vale Neighborhood Area Future Land Use 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.

A Fire Station was proposed to be located on the subject property. Since the Fire Station will no longer be located on this property, it appears to be appropriate to amend the Elk Vale Neighborhood Area Future Land Use Plan for the subject property from Public land use to Office Commercial land use with a Planned Development Designation, which is consistent with the land use(s) of the surrounding properties.

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.