

STAFF REPORT

November 21, 2002

No. 02CA059 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use to change the land use designation on a 5.163 acre parcel from Office Commercial to General Commercial

ITEM 30

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc
REQUEST	No. 02CA059 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use to change the land use designation on a 5.163 acre parcel from Office Commercial to General Commercial
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota being more particularly described by metes and bounds as beginning at the northwest corner of the E1/2 SW1/4 NW1/4 of said Section 3; thence N00°07'25"W, 975.94 feet; thence N89°54'07"E, 231.27 feet; thence S00°01'25"E, 976.23 feet; thence S89°58'35"W, 229.57 feet to the Point of Beginning
PARCEL ACREAGE	Approximately 5.163 acres
LOCATION	East of the intersection of Homestead Street and Elk Vale Road
EXISTING ZONING	Office Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Office Commercial District w/Planned Development Designation
East:	Office Commercial District w/Planned Development Designation
West:	General Commercial District w/Planned Development Designation
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/25/2002
REPORT BY	Karen Bulman

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RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the land use designation on a 5.163 acre parcel from Office Commercial to General Commercial be denied without prejudice to allow the item to be properly advertised.

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 zoned Office Commercial Zoning District with a Planned Development Designation. The Elk Vale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Office Commercial land use(s) with a Planned Development Designation. The properties to the north and west have been identified in the Elk Vale Neighborhood Area Future Land Use Plan as appropriate for General Commercial land use(s) with a Planned Development Designation. The properties to the south and east have been identified in the land use plan as appropriate for Office Commercial land use(s) with a Planned Development Designation.

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.

Staff is recommending that the Comprehensive Plan Amendment be denied without prejudice. Staff will submit a Comprehensive Plan Amendment in the near future with a revised legal description.

Staff has reviewed the application and 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.