

STAFF REPORT

October 23, 2003

No. 03CA023 - Amendment to the Comprehensive Plan to change the future land use designation on an 8.22 acre parcel of land from General Agriculture to General Commercial

ITEM 48

GENERAL INFORMATION:

PETITIONER Renner and Sperlich Engineering Company for 16 Plus LLP

REQUEST **No. 03CA023 - Amendment to the Comprehensive Plan to change the future land use designation on an 8.22 acre parcel of land from General Agriculture to General Commercial**

EXISTING LEGAL DESCRIPTION A portion of Tract 2 of Pioneer Subdivision, located in the NE1/4 of the NE1/4, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; more fully described as follows: Commencing at a point on the section line highway between Sections 27 and 34, common to northeasterly corner of said Tract 2 of Pioneer Subdivision, and the Point of Beginning; thence, first course: S00°00'00E, along the easterly boundary of said Tract 2 of Pioneer Subdivision, common with the westerly edge of the statutory section line right-of-way, and common with the westerly edge of U.S. Highway 16 right-of-way, a distance of 109.69 feet, to an angle point; thence, second course: S07°20'00"W, along the easterly boundary of said Tract 2, common with the westerly edge of the right-of-way of U.S. Highway 16, a distance of 303.97 feet, to the northeasterly corner of Lot 3 of Moon Ridge Subdivision; thence, third course: S89°53'10"W, along the northerly boundary of said Lot 3 of Moon Ridge Subdivision, a distance of 1247.37 feet, to a point on the westerly boundary of said Tract 2, common with the northwesterly corner of said Lot 3 of Moon Ridge Subdivision; thence, fourth course: N00°11'53"E, along the westerly boundary of said Tract 2, a distance of 411.10 feet, to a point on the section line common to Section 27 and 34, common to a point the southerly boundary of Lot 5 of Godfrey Addition, and common to the northwesterly corner of said Tract 2; thence fifth course: N89°52'53"E, along the northerly boundary of said Tract 2, common to the section line between Sections 27 and 34, and common with the southerly boundary of Lots 4 and 5 of said Godfrey Addition, a distance of 796.18 feet, to an angle point; thence, sixth course: N89°50'57"E, along the northerly boundary of

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said Tract 2, common to the section line between Sections 27 and 34, and common with the southerly boundary of Lots 3 and 4 of said Godfrey Addition, a distance of 466.12 feet, to an angle point; thence, seventh course: S89°10'40"E, along the northerly boundary of said Tract 2, common to the section line between Sections 27 and 34, a distance of 22.45 feet, to the northeasterly corner of said Tract 2, and the Point of Beginning and less the east 400 feet of Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 8.22 acres
LOCATION	Northwest of the intersection of U.S. Highway 16 and Moon Meadows Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Suburban Residential District/Highway Service District
South:	Medium Density Residential District/General Commercial District w/Planned Commercial Development
East:	General Agriculture District
West:	Suburban Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/11/2003
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an 8.22 acre parcel of land from General Agriculture to General Commercial be **denied without prejudice to allow the Amendment to the Comprehensive Plan to be re-advertised to change the land use designation from General Agriculture to General Commercial with a Planned Development Designation.**

GENERAL COMMENTS: This staff report has been revised as of October 16, 2003. All revised and/or added text is shown in bold print. This property is located north of the intersection of U.S. Highway 16 and Moon Meadows Road. The property was annexed into the City of Rapid City in July 2000 and is currently zoned No Use District. The property located to the west is zoned Suburban Residential District by Pennington County. The

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property located to the north is zoned Suburban Residential District and Highway Service District by Pennington County. The property located to the east is zoned General Commercial District. The property located to the south is currently being rezoned to Public District (03RZ035 and 03RZ036). U.S. Highway 16 lies adjacent to the eastern boundary of the property. An application for a Rezoning from No Use District to General Commercial District (03RZ038) has been submitted in conjunction with this Amendment to the Comprehensive Plan.

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.

The Comprehensive Plan identifies the subject property as appropriate for General Agriculture land use(s). The proposed U.S Highway 16 Corridor Study indicates that there should be a buffer between the general commercial land use(s) along U.S. Highway 16 and the low density residential land use(s) to the west. As such, the subject property was previously identified by the Future Land Use Committee as appropriate for Medium Density Residential land use(s) with a Planned Development Designation. The Future Land Use Committee also identified property located within 500 feet from U.S. Highway 16 as appropriate for General Commercial land use(s) with a Planned Development Designation. The applicant has requested a meeting with the Future Land Use Committee to consider the change in land use from General Agriculture land use(s) to General Commercial land use(s) and the requested rezoning of the property from No Use District to General Commercial District. The Future Land Use Committee met on October 16, 2003 to consider this request. The Future Land Use Committee felt that the General Commercial land use(s) for this portion of the property was appropriate with a Planned Development Designation to coincide with the General Commercial with a Planned Development Designation land use(s) located east of this property and adjacent to U.S. Highway 16. The Future Land Use Committee recommends that this Amendment to the Comprehensive Plan be denied without prejudice to allow the Amendment to the Comprehensive Plan to be re-advertised to change the land use from General Agriculture to General Commercial with a Planned Development Designation.

As of this writing, the sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding this request.

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October 9, 2003

No. 03CA023 - Amendment to the Comprehensive Plan to change the future land use designation on a 12.3 acre parcel of land from General Commercial to Public

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