

STAFF REPORT  
February 10, 2005

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**No. 04CA068 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 130.9 acre parcel of land from Park Forest to Light Industrial**

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**ITEM 16**

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Bailey Associates, Inc.
REQUEST	<b>No. 04CA068 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 130.9 acre parcel of land from Park Forest to Light Industrial</b>
EXISTING LEGAL DESCRIPTION	The east 1000 feet of the SE1/4 SE1/4 of Section 27, T2N, R7E, BHM; the SW1/4 SW1/4 of Section 26, T2N, R7E, BHM; and the east 1000 feet of the E1/2 NE1/4 of Section 34, T2N, R7E, BHM, all located in Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 130.9 acres
LOCATION	At the current eastern terminus of Commerce Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Light Industrial District - General Agriculture District - Medium Density Residential District (Planned Residential Development) - Light Industrial District (Planned Commercial Development)
South:	Park Forest District - General Agriculture District
East:	Park Forest District - General Agriculture District
West:	Public
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	12/20/2004
REVIEWED BY	Linda Foster / Curt Huus

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 130.9 acre parcel of land from Park Forest to Light Industrial be **denied without prejudice**.

GENERAL COMMENTS:

**(This Staff Report was revised on February 1, 2005. All revised and/or added text is shown in bold.) This item was continued at the January 27, 2005 Planning Commission meeting at the applicant's request. The applicant has submitted five**

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**new Comprehensive Plan Amendment applications with revised land use designation requests which are more consistent with the land use of the surrounding properties.**

This undeveloped property contains approximately 130.9 acres and is located at the current eastern terminus of Commerce Road. The 1974 Comprehensive Plan Map identifies this property as Park Forest. The property is currently zoned Public District. The property located north of the subject property is zoned Light Industrial District, General Agriculture District and Medium Density Residential District. The property located south and east of the subject property is zoned Park Forest and General Agriculture District. The property located west of the subject property is zoned Public District.

Currently, this property is undeveloped. The applicant has also submitted a request to rezone the subject property from Public District to Light Industrial District (04RZ063), in conjunction with this Amendment to the Comprehensive Plan and an Amendment to the Comprehensive Plan to change the balance of the property from General Agriculture to Light Industrial (04CA067).

**Staff recommends the request for the Comprehensive Plan Amendment be denied without prejudice at the applicant's request as the applicant has revised the request and submitted new Comprehensive Plan Amendment applications.**