

STAFF REPORT
March 24, 2005

No. 05CA016 - Amendment to the Comprehensive Plan by amending the Elk Vale Neighborhood Area Future Land Use Plan by including additional property and designating the property as General Commercial land use

ITEM 38

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05CA016 - Amendment to the Comprehensive Plan by amending the Elk Vale Neighborhood Area Future Land Use Plan by including additional property and designating the property as General Commercial land use
EXISTING LEGAL DESCRIPTION	The S1/2SW1/4 lying south of the RR ROW and the west 130 feet adjacent to RR ROW and the RR ROW, all located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the E1/2NE1/4NW1/4 and the NW1/4NE1/4NW1/4, all of Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 88.49 Acres
LOCATION	South of Interstate 90 and east of Elk Vale Road
EXISTING ZONING	No Use District - General Commercial District
SURROUNDING ZONING	
North:	General Commercial District (City) - Heavy Industrial District (Pennington County) - Box Elder
South:	No Use District
East:	Box Elder
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan by amending the Elk Vale Neighborhood Area Future Land Use Plan by including additional property and designating the property as General Commercial land use be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 88.49 acres and is located south of Interstate 90 and east of Elk Vale Road. The subject property was

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annexed into the City effective May 4, 2003 and placed in a No Use Zoning District. The property located north of the subject property is zoned General Commercial District, Heavy Industrial District by Pennington County and Box Elder City limits. The property located south of the subject property is zoned General Commercial District and No Use District. The property located west of the subject property is zoned General Commercial District. The property located east of the subject property is Box Elder.

Currently, the subject property is located adjacent to the Elk Vale Neighborhood Area Future Land Use Plan and has no land use designation. Since the City limit boundaries have expanded into this area, it is appropriate to include this area in the Elk Vale Neighborhood Area Future Land Use Plan. The Future Land Use Committee met on February 18, 2005 and recommended including the subject property into the Elk Vale Neighborhood Area Future Land Use Plan and designating the property as General Commercial land use. A request to rezone this property (05RZ028) accompanies this application.

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.

Staff has reviewed this proposed comprehensive plan amendment for conformance with the six criteria for review of comprehensive plan amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located adjacent to developed property east of Elk Vale Road and south of railroad right-of-way. Continued commercial development is planned for the subject property. Sewer and water will need to be extended into this area. This Amendment to the Comprehensive Plan will incorporate the subject property into the Elk Vale Neighborhood Area Future Land Use Plan and indicate that the subject property is appropriate for General Commercial land uses.

2. *Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

Increased commercial development is occurring along Elk Vale Road as the completion of the road to South Dakota Highway 79 becomes more imminent. The subject property was annexed into the City limits in 2003 and is ready to be rezoned. As the Elk Vale

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Neighborhood Area Future Land Use Plan does not indicate a land use for the property, the proposed change is warranted. The proposal to rezone the subject property to a General Commercial District is reflective of a continuation of the commercial development proposed for the area.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently zoned No Use District. The property located north of the subject property is zoned General Commercial District, Heavy Industrial District by Pennington County and Box Elder City limits. The property located south of the subject property is zoned General Commercial District and No Use District. The property located west of the subject property is zoned General Commercial District. The property located east of the subject property is Box Elder. The subject property is currently undeveloped and located adjacent to property that is zoned General Commercial. Access to Elk Vale Road, as well as the future connection to water and sewer, indicates that the subject property is well suited for development. The future development of this property will be a continuation of general commercial development. As such, this change is compatible with the existing and proposed uses surrounding the subject property.

4. *Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation.*

The subject property is adjacent to Elk Vale Road. Sewer and water services will need to be extended to the subject property. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The subject property is undeveloped and is located in a general commercial area that is now ready for development. With the extension of water, sewer and street connections to the subject property, the proposed amendment will allow the continuation of the established commercial development.

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The infrastructure is in close proximity to the subject property and general commercial development is currently established in the area. Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

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As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 24, 2005 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.