

STAFF REPORT
March 24, 2005

No. 05CA017 - Amendment to the Comprehensive Plan by amending the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on an approximate 20.3 acre parcel from Light Industrial to General Commercial

ITEM 39

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05CA017 - Amendment to the Comprehensive Plan by amending the Elk Vale Neighborhood Area Future Land Use Plan to change the future land use designation on an approximate 20.3 acre parcel from Light Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	The eastern most 340 feet of the NW1/4NW1/4 and the SW1/4NE1/4NW1/4, all located in Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.3 Acres
LOCATION	South of Interstate 90 and east of Elk Vale Road
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	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 to change the future land use designation on an approximate 20.3 acre parcel from Light Industrial to General Commercial be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 20.3 acres and is located south of Interstate 90 and east of Elk Vale Road. The subject property was annexed into the City effective May 4, 2003 and placed in a No Use Zoning District. The property located north, south, east and west of the subject property is zoned No Use District.

The Future Land Use Committee met on February 18, 2005 and recommended amending the Elk Vale Neighborhood Area Future Land Use Plan by changing the land use

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designation for the subject property from Light Industrial to General Commercial. A request to rezone this property from No Use District to General Commercial District (05RZ028) has been submitted in conjunction with the 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.

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. Another goal of any Future Land Use Plan is to preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities. Adequate areas zoned for commercial uses must be ensured. The location of employment areas at sites convenient to existing and proposed residential areas with accessible transportation systems must also be ensured. The subject property is located adjacent to Elk Vale Road. Sewer and water will need to be extended to this area to serve continued commercial areas.

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. The Future Land Use Committee met on February 18, 2005 and recommended amending the Elk Vale Neighborhood Area Future Land Use Plan by changing the land use designation for the subject property from Light Industrial to General Commercial. 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.*

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The property is currently zoned No Use District. The property located north, south, east and west of the subject property is zoned No Use District. The subject property is currently undeveloped. 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. 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.

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.