

STAFF REPORT

April 26, 2007

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**No. 07CA011 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial with a Planned Commercial Development**

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**ITEM 16**

GENERAL INFORMATION:

PETITIONER enVision Design, Inc. for Plum Creek Development LLC

REQUEST **No. 07CA011 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial with a Planned Commercial Development**

EXISTING LEGAL DESCRIPTION A tract of land located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County South Dakota. more particularly described as follows: Commencing at the west one-quarter corner of said SW1/4 of Section 16; Thence S00°02'47"E a distance of 520.56 feet to the true point of beginning; Thence S64°12'46"E a distance of 216.53 feet; Thence S37°01'44"W a distance of 323.28 feet; Thence N00°02'47"W a distance of 352.28 feet to the true point of beginning containing an area of 1 acres more or less.

PARCEL ACREAGE Approximately 1 acre

LOCATION Southwest of the intersection of Elk Vale Road and Willowbend Road

EXISTING ZONING General Commercial District (Planned Commercial Development)

SURROUNDING ZONING  
North: Office Commercial District (Planned Commercial Development)  
South: General Commercial District (Planned Commercial Development)  
East: General Commercial District (Planned Commercial Development)  
West: Limited Agriculture District (Pennington County)

PUBLIC UTILITIES City water and sewer

DATE OF APPLICATION 3/9/2007

REVIEWED BY Karen Bulman / Todd Peckosh

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RECOMMENDATION: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial with a Planned Commercial Development be continued to the **May 10, 2007** Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.

GENERAL COMMENTS: **This staff report has been revised as of April 16, 2007. All revised and/or added text is shown in bold print. This application was continued at the April 5, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.** This property contains approximately one acre and is located southwest of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned General Commercial District with a Planned Commercial Development. Land located north of the subject property is zoned Office Commercial District with a Planned Commercial Development. Land located west of the subject property is zoned Limited Agriculture District by Pennington County. Land located south and east of the subject property is zoned General Commercial District with a Planned Commercial Development. In addition to this application for an Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial with a Planned Commercial Development, the applicant has submitted a Rezoning from General Commercial District to Office Commercial District (07RZ016). In addition, the applicant has submitted three additional Comprehensive Plan Amendments to change the Comprehensive Plan from General Agriculture to General Commercial with a Planned Commercial Development (07CA012, 07CA013, and 07CA017). Three rezoning applications also accompany the Comprehensive Plan Amendments. The applicant requests to rezone one property from General Agriculture District to General Commercial District (07RZ017), one property from Office Commercial District to General Commercial District (07RZ018), and one property from Low Density Residential II District to General Commercial District (07RZ028).

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 applicant has requested four Rezoning and four Comprehensive Plan Amendments for the subject property and adjacent properties. The Future Land Use Committee has scheduled a meeting March 30, 2007 to review the Comprehensive Plan Amendment as well as the other applications for the surrounding property. As such, staff recommends that this application be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the request and provide the Planning Commission with a recommendation. **The Future Land Use Committee met on March 30, 2007 and will review this application again on April 27, 2007. As such, Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Office Commercial with a Planned**

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**Commercial Development be continued to the May 10, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the requested Comprehensive Plan Amendment.**