

STAFF REPORT

April 26, 2007

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**No. 07CA013 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development**

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**ITEM 18**

GENERAL INFORMATION:

PETITIONER enVision Design, Inc. for Plum Creek Development LLC

REQUEST **No. 07CA013 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development**

EXISTING LEGAL DESCRIPTION A Tract of land located in the SW1/4 of Section 16, T1N, R8E of the 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 N89°53'45"E a distance of 963.59 feet; to the true point of beginning; Thence N89°53'45"E a distance of 440.90 feet; Thence S25°29'36"W a distance of 1072.85 feet to a point of curvature; Thence along the arc of a curve to the right having a radius of 204.00 feet, a central angle of 07°38'22" for a distance of 27.20 feet; Thence N60°47'57"W a distance of 304.64 feet; Thence N64°12'46"W a distance of 214.00 feet; Thence N37°01'44"E a distance of 266.29 feet to a point on a curve from which the radius point of said curve bears N52°56'54"W a distance of 3424.04 feet; Thence northeasterly along the arc of a curve to the left having a radius of 3424.04 feet, a central angle of 10°34'59" for a distance of 632.45 feet to the true point of beginning, containing an area of 10 acres more or less.

PARCEL ACREAGE Approximately 10 acres

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

EXISTING ZONING Office Commercial District (Planned Commercial Development)

SURROUNDING ZONING  
North: Limited Agriculture District (Pennington County)  
South: General Commercial District (Planned Commercial Development)  
East: Low Density Residential II District (Planned Residential

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West:	Development) Office Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Karen Bulman / Todd Peckosh

**RECOMMENDATION:** Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to General 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 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 10 acres and is located southeast of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned Office Commercial District with a Planned Commercial Development. Land located north of the subject property is zoned Limited Agriculture District by Pennington County. Land located south of the subject property is zoned General Commercial District with a Planned Commercial Development. Land located west of the subject property is zoned Office Commercial District with a Planned Commercial Development. Land located east of the subject property is zoned Low Density Residential II District with a Planned Residential 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 Office Commercial District to General Commercial District (07RZ018). In addition, the applicant has submitted two Comprehensive Plan Amendments to change the land use from General Agriculture to General Commercial with a Planned Commercial Development (07CA012 and 07CA017) and one Comprehensive Plan Amendment to change the land use from General Agriculture to Office Commercial with a Planned Commercial Development (07CA011). 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 General Commercial District to Office Commercial District (07RZ016), 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

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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 with the applicant on 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 Comprehensive Plan Amendment 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 General 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.**