

STAFF REPORT
October 25, 2007

No. 07CA047 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	ZCO Incorporated
REQUEST	No. 07CA047 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial
EXISTING LEGAL DESCRIPTION	<p>A portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeasterly corner of Lot 7 of Marlin Industrial Park, common to a point on the southerly edge of right-of-way of Marlin Drive, and the point of beginning; Thence, first course: curving to the left, along the southerly edge of right-of-way of Marlin Drive, on a curve with a radius of 3029.50 feet, a delta angle of 04°14'59", a length of 224.71 feet, a chord bearing of N83°40'14"E, and chord distance of 224.66 feet; Thence, second course: curving to the left, along the southerly edge of right-of-way of Marlin Drive, on a curve with a radius of 3029.50 feet, a delta angle of 03°28'44", a length of 183.94 feet, a chord bearing of N79°50'28"E, and chord distance of 183.91 feet; Thence, third course: N78°01'12"E, along the southerly edge of right-of-way of Marlin drive, a distance of 35.62 feet, to a point on the southwesterly edge of right-of-way, common to Creek Drive and Marlin Drive; Thence, fourth course: S57°55'55"E, along the southwesterly corner of right-of-way, common to Creek Drive and Marlin Drive, a distance of 14.37 feet, to a corner on the southwesterly corner of right-of-way, common to Creek Drive and Marlin Drive; Thence fifth course: curving to the left, along the easterly edge of right-of-way of Creek Drive, on a curve with a radius of 1050.00 feet, a delta angle of 09°12'13", a length of 168.67 feet, a chord bearing of S18°41'12"E, and chord distance of 168.49 feet, to the southwesterly corner of Creek Drive right-of-way; Thence sixth course: curving to the left, on a curve with a radius of 1050.00 feet, a delta angle of 04°59'11", a length of 91.38 feet, a chord bearing of S26°40'08"E, and chord distance of 91.35</p>

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feet; Thence seventh course: S59°21'27"W, a distance of 311.70 feet; Thence eighth course: S08°26'21"E, a distance of 234.61 feet, to a point on the section 1/16 line; Thence ninth course: N89°57'12"W, along the along the section 1/16 line, a distance of 313.29 feet, to the southeasterly corner of said Lot 7; Thence tenth course: N00°04'38"E, along the easterly boundary of said Lot 7, a distance of 574.90 feet, to the northeasterly corner of said Lot 7, common to a point on the southerly edge of Marlin Drive right-of-way, and the point of beginning

PARCEL ACREAGE	Approximately 5.51 acres
LOCATION	Located southwest of the intersection of Creek Drive and Marlin Drive.
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Commercial District - General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/28/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted an Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial. This undeveloped property contains approximately 5.51 acres and is located southwest of the intersection of Creek Drive and Marlin Drive. In addition, the applicant has submitted a Rezoning request (#07RZ069) to change the zoning designation of the subject property from General Agricultural District to Light Industrial District. Land located south, east, and north of the subject property is zoned General Agricultural District. Land located west of the subject property is zoned General Agricultural District and General Commercial District. The adopted Long Range Comprehensive Plan indicates that this property is appropriate for General Agricultural land uses. The Draft Future Land Use Plan for the

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Southeast Connector Neighborhood indicates that this property is appropriate for Light Industrial land uses.

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.

On October 10, 2007 the applicant requested that this item be denied without prejudice to allow the applicant to submit a revised legal description for the property. As such, staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial be denied without prejudice at the applicant's request.