

STAFF REPORT
January 24, 2008

No. 07CA050 - 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. 07CA050 - 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: N04°18'35"W, a distance of 29.56 feet, to a point on the centerline of Marlin Drive; Thence, second course: curving to the left, along the centerline of Marlin Drive, on a curve with a radius of 3000.00 feet, a delta angle of 07°43'51", a length of 404.79 feet, a chord bearing of N81°52'30"E, and chord distance of 404.48 feet; Thence, third course: N78°00'34"E, along the centerline of Marlin drive, a distance of 95.10 feet, to intersection of centerline of Marlin Drive and Creek Drive; Thence fourth course: curving to the left, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 11°21'28", a length of 198.23 feet, a chord bearing of S17°40'09"E, and chord distance of 197.91 feet, to the end of previously dedicated Creek Drive; Thence fifth course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of 01°08'47", a length of 20.01 feet, a chord bearing of S23°55'17"E, and chord distance of 20.01 feet; Thence sixth course: curving to the left, on a curve with a radius of 600.00 feet, a delta angle of 08°33'39", a length of 89.65 feet, a chord bearing of S28°46'30"E, and chord distance of 89.57 feet; Thence seventh course: S56°56'40"W, a distance of 50.00 feet; Thence eighth course: curving to the right, on a curve with a radius of 650.00 feet, a delta angle of 02°21'34", a length of 26.77 feet, a chord bearing of N31°52'33"W, and chord distance of 26.76 feet; Thence ninth course: S59°18'14"W, a distance of</p>

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311.85 feet; Thence tenth course: S08°30'44"E, a distance of 235.10 feet, to a point on the section 1/16 line; Thence eleventh course: N89°56'36"W, along the section 1/16 line, a distance of 313.37 feet, to the southeasterly corner of said Lot 7; Thence twelfth course: N00°01'20"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 6.178 acres
LOCATION	Southwest of the intersection of Creek Drive and Marlin Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District- General Commercial District with a Planned Development Designation
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/12/2007
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 to allow the title to be corrected.

GENERAL COMMENTS: (Update January 15, 2008. All revised text is shown in bold.) This item was continued to the January 24, 2008 Planning Commission meeting at the applicant's request. Staff noted that the title should be an Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Industrial Development (see item #07CA063). 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 to allow the title to be corrected. The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture

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to Light Industrial. This undeveloped property contains approximately 6.178 acres and is located southwest of the intersection of Creek Drive and Marlin Drive. In addition, the applicant has submitted a Rezoning request (#07RZ072) to change the zoning designation of the property from General Agricultural District to Light Industrial District. Land located south, east, and west of the property is zoned General Agricultural District. Land located north of the subject property is zoned General Agricultural District and General Commercial District with a Planned Development Designation. 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 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.

The Future Land Use Committee is scheduled to consider this request on November 29, 2007. 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 continued to the January 10, 2008 Planning Commission Meeting to allow the Future Land Use Committee to meet on the requested Amendment.

This Item was continued to the January 24, 2008 Planning Commission meeting at the applicant's request. Staff noted that the title should be an Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Light Industrial with a Planned Industrial Development (see item #07CA063). 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 to allow the title to be corrected.