

STAFF REPORT
February 21, 2008

No. 07CA057 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial **ITEM 4**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Leigh H. Tange/ Adams and Nemo Properties
REQUEST	No. 07CA057 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial
EXISTING LEGAL DESCRIPTION	A portion of Section 21, T2N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at section corner common to Sections 20, 21, 28, and 29 T2N, R8E, BHM, thence N00°02'15"W, a distance of 521.16 feet to the point of beginning, Thence, first course: N00°02'15"W, along the section line common to Sections 20 and 21, a distance of 941.15 feet; Thence, second course: S48°29'18"E, a distance of 331.54 feet; Thence, third course: S83°10'38"E, a distance of 304.61 feet; Thence, fourth course: N88°20'00"E, a distance of 1840.91 feet; Thence, fifth course: N60°21'45"E, a distance of 305.29 feet; Thence, sixth course: N00°00'00"E, a distance of 1256.52 feet; Thence seventh course: N90°00'00"E, a distance of 439.54 feet; Thence eighth course: S31°45'55"E, a distance of 187.71 feet; Thence ninth course: S70°52'51"E, a distance of 832.49 feet; Thence tenth course: S00°00'00"E, a distance of 1709.19 feet; Thence eleventh course: S89°55'51"W, a distance of 3980.51 feet, to a point on the section line common to Sections 20 and 21, and the point of beginning
PARCEL ACREAGE	Approximately 104.189 acres
LOCATION	North of Seger Drive and west of Elk Vale Road
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County)
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)

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PUBLIC UTILITIES	City water and sewer (to be extended)
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Monica Heller / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial be **approved**.

GENERAL COMMENTS:

(Update February 13, 2008. All revised text is shown in bold.) This item was continued at the January 24, 2008 Planning Commission meeting at the applicant's request. (Update January 30, 2008. All revised text is shown in bold.) This item was continued at the January 10, 2008 Planning Commission meeting at the applicant's request. (Update January 2, 2008. All revised text is shown in bold.) This item was continued at the December 6, 2007 Planning Commission meeting at the applicant's request. This undeveloped property contains approximately 104.189 acres and is located north of Seger Drive and west of Elk Vale Road. A large portion of this property is located in Zone A on the Federal Emergency Management Agency Flood Map. The property is currently zoned General Agriculture District by Pennington County. All of the land surrounding this parcel is zoned General Agriculture District by Pennington County. The adopted Long Range Rapid City Comprehensive Plan indicates that this property is appropriate for Public land uses with alternate land use designations of Low Density Residential, Light Industrial and Rural Reserve. The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial.

STAFF REVIEW:

The developer has submitted a Conditional Letter of Map Revision to the Federal Emergency Management Agency to remove portions of the site from the flood plain. Based on the Conditional Letter of Map Revision, the majority of this site will be outside the flood plain. Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial be approved, with the understanding that the rezoning of the property will not be approved until the Federal Emergency Management Agency has approved the Conditional Letter of Map Revision. The developer is in concurrence with delaying the rezoning until the Conditional Letter of Map Revision has been approved by the Federal Emergency Management Agency.

The applicant requested that this item be continued to the February 21, 2008 Planning Commission meeting. As such, staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial be continued to the February 21, 2008 Planning Commission meeting at the applicant's request.

The applicant requested that this item be continued to the February 7, 2008 Planning Commission Meeting. As such, staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial be

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continued to the February 7, 2008 Planning Commission Meeting at the applicant's request.

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.

As noted the property is located in Zone A. The developer is in the process of submitting a conditional letter of map revision to the Federal Emergency Management Agency to remove portions of the site from the flood plain. To date, that application has not been submitted. The applicant has requested that this item be continued to the January 10, 2008 Planning Commission meeting to allow discussion of potential alternatives prior to consideration of the request.

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Public to Light Industrial be continued to the January 10, 2008 Planning Commission Meeting at the applicant's request.

Legal Notification Requirement:

The receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received no calls of inquiry regarding this item.