

STAFF REPORT
January 5, 2012

No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial **ITEM 8**

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 11CA017 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial
EXISTING LEGAL DESCRIPTION	<p>A portion of the NE1/4 of the SW1/4 of Section 32, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning; Thence, first course: southeasterly, curving to the right on a curve with a radius of 800.00 feet, a delta angle of 15°14'35", an arc length of 212.83 feet, a chord bearing of S07°44'51"E, and a chord distance of 212.21 feet, to a point of tangency; Thence, second course: S00°07'33"E, a distance of 414.06 feet, Thence, third course: S44°59'57"W, a distance of 14.11 feet; Thence, fourth course: N89°52'32"W, a distance of 476.45 feet; Thence, fifth course: N00°07'28"E, a distance of 497.46 feet, to the southwesterly corner of said Lot 5 of Block 1 of Menard Subdivision; Thence, sixth course: S89°52'32"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 317.97 feet, to an angle point on the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision; Thence, seventh course: N45°16'55"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 194.01 feet, to the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning.</p>
PARCEL ACREAGE	Approximately 5.802 acres
LOCATION	On the south side of East Anamosa Street southeast of the intersection East Anamosa Street and North Creek Drive

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EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Heavy Industrial District - General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City Water and Sewer
DATE OF APPLICATION	12/8/2011
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Industrial be continued.

GENERAL COMMENTS: The property contains approximately 5.802 acres and is located on the south side of East Anamosa Street southeast of the intersection of East Anamosa Street and North Creek Drive. The undeveloped property is currently vacant. Land located to the north of the property is zoned Light Industrial District. Land located to the south of the property is zoned Heavy Industrial District and General Commercial District. Land located to the east of the property is zoned General Agriculture District. Land located to the west of the property is zoned General Commercial District.

The Rapid City Area Future Land Use Plan identifies the future use of the property as appropriate for commercial use. In addition to this Amendment to the Comprehensive Plan, the applicant has submitted a Rezoning application (#11RZ028) to rezone the property from General Agriculture District to Light Industrial District.

STAFF REVIEW: On December 29, 2011, the Future Land Use Committee recommended to continue this item to allow the property owner to meet with the committee for further discussion.

The required sign has been posted on the property. The green cards and white receipts from the certified mailings have been submitted to the Community Planning and Development Services staff. Staff has received no inquiries regarding the proposed amendment.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Commercial to Industrial be continued.

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