

STAFF REPORT

December 5, 2002

No. 02CA064 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the land use designation on an 18.48 acre parcel from Public to Medium Density Residential with a Planned Development Designation

ITEM 20

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA064 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the land use designation on an 18.48 acre parcel from Public to Medium Density Residential with a Planned Development Designation
EXISTING LEGAL DESCRIPTION	The west 610 feet of the NE1/4 NE1/4, Section 3, T1N,R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.48 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Limited Agriculture District (County)
East:	Office Commercial w/Planned Development Designation
West:	Public District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	11/08/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planning Commission acknowledge the applicant's withdrawal.

GENERAL COMMENTS: This property is located west of the Reservoir Road, east of Elk Vale Road and north of Big Sky Subdivision. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a Public Zoning District. The Elk Vale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Public land use(s) with an alternative Medium Density Residential land use with a Planned

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Development Designation.

STAFF REVIEW: The Future Land Use Committee met on October 25, 2002 to discuss the rezoning of the property located within City limit boundaries from Public District to Medium Density Residential District with a Planned Development Designation. All Public land use designations have a designated alternative land use in the event that the land is not used for public purposes. This parcel has an alternative Medium Density Residential land use with a Planned Residential Designation. As such, a change in land use from Public to Medium Density Residential with a Planned Development Designation is not necessary. Therefore, Staff recommends that the Planning Commission acknowledge the applicant's withdrawal of this request.