

STAFF REPORT

October 10, 2002

No. 02CA050 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the future land use designation on a 25.5 acre parcel from Low Density Residential to Public

ITEM 21

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02CA050 - Amendment to the Comprehensive Plan by revising the Elk Vale Neighborhood Future Land Use Plan to change the future land use designation on a 25.5 acre parcel from Low Density Residential to Public
EXISTING LEGAL DESCRIPTION	The north 840 feet of the SW1/4 NE1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25.5 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	Limited Agriculture District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment to change the land use designation on a 25.5 acre parcel from Low Density Residential to Public be approved.

GENERAL COMMENTS: This property is located east of Elk Vale Road and north of Degeest Street. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a No Use Zoning District. The Elk Vale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Low Density Residential land use(s). The property to the north has been identified in the Elk Vale Neighborhood Area Future

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Land Use Plan as appropriate for Public land use. The properties to the west and south have been identified in the land use plan as appropriate for Low Density Residential land use. The property to the east has been identified in the land use plan as appropriate for a public drainage area. The Rapid City Public School system has purchased the subject property and along with additional property to the north, proposes to build an elementary school at this location. This application has been submitted along with the rezoning of this property from No Use District to Public District. This application would amend the Comprehensive Plan by revising the Elk Vale Neighborhood Area Future Land Use Plan to change the subject property from Low Density Residential land use to Public land use.

STAFF REVIEW: The adopted Elk Vale Neighborhood Area Future Land Use 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. The Rapid City Public School system has purchased the subject property and proposes to build an elementary school on the site. As such, it would appear to be appropriate to amend the Elk Vale Neighborhood Area Future Land Use Plan to change the land use on the subject property from Low Density Residential land use to Public land use.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met.