

STAFF REPORT

June 7, 2001

---

**No. 01CA012 - Amendment to the Comprehensive Plan to change the land use designation on a 35.34 acre parcel from Limited Agriculture, Agriculture, Forest to Residential** **ITEM 40**

---

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	<b>No. 01CA012 - Amendment to the Comprehensive Plan to change the land use designation on a 35.34 acre parcel from Limited Agriculture, Agriculture, Forest to Residential</b>
LEGAL DESCRIPTION	Property described by metes and bounds beginning from a point 973.88 feet at a bearing S 89° 39' 0" East from the NW corner of SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 1363.79 feet at a bearing S 89° 39' 0" East, then travel 107.83 feet at a bearing S 57° 14' 9" West, then travel 63 feet at a bearing S 38° 41' 0" West, then travel 89 feet at a bearing S 68° 55' 0" West, then travel 47 feet at a bearing S 54° 43' 0" West, then travel 95 feet at a bearing S 47° 3' 0" West, then travel 77 feet at a bearing S 69° 31' 0" West, then travel 96.4 feet at a bearing S 34° 30' 44" East, then travel 254.50 feet at a bearing S 45° 26' 11" West, then travel 96.4 feet at a bearing S 34° 30' 44" East, then travel 161.87 feet at a bearing S 55° 19' 7" West, then travel 138.89 feet along a 270 foot RHF curve with a chord bearing of S 40° 34' 54" West, then travel 439.52 feet at a bearing N 45° West, then travel 248.58 feet at a bearing N 85° 49' 37" West, then travel 65.15 feet at a bearing West, then travel 392.28 feet at a bearing N 0° 21' 0" East to the point of start, and from a point 310.41 feet North and 1708.11 feet East of the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East of Black Hills Meridian, travel 100.82 feet at a bearing N 22° 2' 42" West, then travel 256.55 feet along a LHF curve with a radius of 190 feet and a chord bearing N 16° 38' 12" East, then travel 161.187 feet at a bearing N 55° 19' 7" East, then travel 187.59 feet at a bearing S 34° 35' 20" East, then travel 300.07 feet at a bearing S 45° West, then travel 74.01 feet at a bearing S 51° 4' 20" West to the point of start, and From a point 921.75 feet North and 1044.68 feet East of the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East of Black Hills Meridian, travel 248.58 feet at a bearing S 85° 49'37" East, then travel 129.8 feet at a bearing South, then travel 319.54

STAFF REPORT

June 7, 2001

---

**No. 01CA012 - Amendment to the Comprehensive Plan to change the land use designation on a 35.34 acre parcel from Limited Agriculture, Agriculture, Forest to Residential** **ITEM 40**

---

feet at a bearing S 50° 52' 56" West, then travel 349.50 feet at a bearing North to the point of start, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and, property described by metes and bounds beginning from a point 597.31 feet at a bearing S 89° 39' 0" East from the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 504.33 feet at a bearing N 62° 30' 29" East, then travel 343.09 feet at a bearing North, then travel 319.54 feet at a bearing N 50° 52' 56" East, then travel 129.80 feet at a bearing North, then travel 439.52 feet at a bearing S 45° East, then travel 225.67 feet along a 270 foot radius curve RHF, chord bearing S 1° 53' 59" West, then travel 414.87 feet at a bearing S 22° 2' 42" East, then travel 1154.56 feet at a bearing N 89° 39' 0" West to the point of start, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 35.34 Acres
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	General Commercial District/PCD
South:	Park Forest District
East:	General Commercial District/PCD
West:	Park Forest District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

**RECOMMENDATION:** Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 35.34 acre parcel from Limited Agriculture, Agriculture, Forest to Residential be continued to the June 21, 2001 Planning Commission meeting to allow time for the applicant to submit a revised legal description.

**GENERAL COMMENTS:** The applicant is proposing to change the land use classification as identified on the Comprehensive Plan from the "limited agriculture, agriculture, forest" land use classification to "residential" land use classification. The

STAFF REPORT

June 7, 2001

---

**No. 01CA012 - Amendment to the Comprehensive Plan to change the land use designation on a 35.34 acre parcel from Limited Agriculture, Agriculture, Forest to Residential**

---

**ITEM 40**

Comprehensive Amendment is for part of the property included in the proposal for the Skyline Pines East Development. In reviewing the legal description, Staff has identified an error in the legal description that was submitted and is recommending that this item be continued to allow the correct legal description to be properly advertised.