

STAFF REPORT

June 21, 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 6**

---

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 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, Rapid City, Pennington County, South Dakota, 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 482.32 feet at a bearing S 45° E, then travel 178.19 feet along a 230 foot radius curve with a chord bearing S 0° 8' 58" West, then travel 431.35 feet at a bearing S 22° 2' 42" East, then travel 1197.82 feet at a bearing N 89° 39' 0" West to the point of start, containing approximately 11.58 acres, and property described by metes and bounds beginning from a point at SW corner of the NW1/4 of the SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, Rapid City, Pennington County, South Dakota, travel 588.52 feet at a bearing N 0° 21' 0" East, then travel 10.53 feet at a bearing S 89° 51' 16" East, then travel 77.31 feet along a 126 foot radius LHF curve with a chord bearing S 72° 25' 20" East, then travel 65.70 feet along a 74 foot radius RHF curve with a chord bearing S 80° 16' 49" East, then travel 239.65 feet at a bearing N 10° 42' 7" West, then travel 259.99 feet at a bearing N 0° 21' 0" East, then travel 106.97 feet at a bearing N 34° 54' 43" East, then travel 115.00 feet at a bearing N 5° 14' 58" West, then travel 67.43 feet at a bearing N 9° 59' 31" East, then travel 813.33 feet at a bearing S 89° 39' 0" East, then travel 392.20 feet at a bearing S 0° 21' 0" West, then travel 65.15 feet at a bearing East, then travel 692.59 feet at a bearing South, then travel 504.33 feet at a bearing S 62° 30' 29" West, then travel 597.31 feet at a bearing N 89° 39' 0" West, to the point of start,

STAFF REPORT

June 21, 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 6**

	containing approximately 27.65 acres
PARCEL ACREAGE	Approximately 39.23 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
REPORT BY	Blaise Emerson

**RECOMMENDATION:** Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 39.23 acre parcel from Limited Agriculture, Agriculture, Forest to Residential be approved

**GENERAL COMMENTS:** The applicant is proposing to change the land use classification as identified Comprehensive Plan from Limited Agriculture, Agriculture, and Forest land use classification to Residential classification. The applicant is proposing a combination of single family and multi-family residential land uses for the subject property and in an associated request, that a portion of the property be classified as Commercial. The property is located west of the Ridco Development and east of the Skyline Pines Subdivision.

**STAFF REVIEW:** The property along the southern portion of Skyline Drive area has seen additional residential development over the last few years. The construction of the US Highway 16 water tank has provided a source of water with adequate pressure to serve the area. The developers of the Skyline Pines development have extended the water system to this area for that development. Also, the Skyline Pines development will be extending sanitary sewer service through the subject property. The availability of City water and sewer to this area provides the services to support more intense development than what previously could be developed.

The Comprehensive Plan classifies this area as "Limited Agriculture, Agriculture and Forest". The plan states that these areas, for reason of terrain, suitability for agriculture or distance from logical and necessary public services, are proposed to remain in an undeveloped state or a low density development. Generally speaking, lot sizes in excess of

## STAFF REPORT

June 21, 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 6**

three acres should be maintained in these areas. Staff review notes that the land in question is not suitable for agriculture purposes. Public services, including sewer and water are currently located adjacent to the site. With the availability of public services, Staff supports the request for the change to a residential land use classification.