

STAFF REPORT

July 3, 2002

No. 02CA034 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 9.69 acre parcel from General Commercial with a Planned Commercial Development to Medium Density Residential with a Planned Residential Development

ITEM 13

GENERAL INFORMATION:

PETITIONER

Dream Design International, Inc.

REQUEST

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EXISTING
LEGAL DESCRIPTION

Describing a previously unplatted portion of the NE1/4 of the NW1/4 and the NW1/4 of the NW1/4 of Section 26, Township 1 North, Range 7 East, Black Hills Meridian, City of Rapid City, County of Pennington, South Dakota. Being more particularly described as follows: Beginning at the Northeast corner of Lot A as shown on the plat filed in Book 23 of plats Page 157, said point of beginning being monumented with a rebar with cap marked LS 6117; thence South 89°48'07" West a distance of 331.50 feet along the North line of said lot A to a rebar with cap marked Davis & Atkins Assoc. 3095, Said rebar being identical to the Northeast corner of the Tucker Street R.O.W. as shown on the plat filed in Book 23 of plats Page 157; thence South 89°58'52" West a distance of 266.92 feet along the North R.O.W. of Tucker Street to a point; thence North 07°23'21" East a distance of 668.56 to a point on the line between Sections 23 and 26; thence North 89°59'50" East a distance of 675.88 feet along the line between Sections 23 and 26 to a point identical to the intersection of said section line with the current commercial zoning line; thence South 13°52'22" West a distance of 681.69 feet along the current commercial zoning line to the point of beginning; containing 9.690 acres or 422,112.56 square feet

PARCEL ACREAGE

Approximately 9.69 acres

LOCATION

East of U.S. Highway 16 and 1/4 mile north of Catron Blvd

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EXISTING ZONING	General Commercial District w/ PDD
SURROUNDING ZONING	
North:	General Commercial District w/ PDD
South:	General Commercial District w/ PDD / Low Density Residential District w/ PDD
East:	Low Density Residential District w/PDD
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the future land use designation for a 9.69 acre parcel from General Commercial with a Planned Commercial Development to Medium Density Residential with a Planned Residential Development be **denied without prejudice at the applicant's request.**

This item was continued at the May 23, 2002 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of June 21, 2002. All revised or added text is shown in bold print. The applicant is seeking to change the future land use designation from General Commercial with a Planned Commercial Development to Medium Density Residential with a Planned Residential Development on the above legally described property. The applicant has also submitted a Rezoning request to change the zoning from General Commercial District to Medium Density Residential District on the subject property. (See companion item #02RZ028.) On August 21, 2000, the City Council approved a Planned Development Designation for the subject property.

The property is located approximately 150 feet east of the U.S. Highway 16/Tucker Street intersection, on the north side of Tucker Street. The property is a part of a proposed 86 acre development to be known as "Tower Ridge". The applicant has also submitted several additional Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests on the balance of the proposed 86 acre development.

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STAFF REVIEW:

On May 10, 2001, the applicant requested that this item be continued to the June 6, 2002 Planning Commission meeting. **The applicant has since requested that this item be denied without prejudice. In addition, the applicant has indicated that a new and/or revised Comprehensive Plan Amendment will be submitted for review and approval at such time as a final development plan has been completed for the property.** As such, staff is recommending that the Amendment to the Comprehensive Plan be **denied without prejudice** as requested.