

STAFF REPORT

August 22, 2002

---

**No. 00PD037 - Revocation of a portion of a Planned Development Designation**      **ITEM 20**

---

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 16 Plus, LLC
REQUEST	<b>No. 00PD037 - Revocation of a portion of a Planned Development Designation</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Pioneer Subdivision located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Pennington County, South Dakota, more fully described by metes and bounds as commencing at the northwesterly corner of Lot H-1 of Tract 1 of Pioneer Subdivision, and the Point of Beginning, thence, first course: N00°12'56"E, along the westerly boundary of said Tract 1 of Pioneer Subdivision, a distance of 200.05 feet; thence, second course: S89°47'30"E, a distance of 299.99 feet; thence, third course: S00°12'56"W, a distance of 202.79 feet to the northerly edge of said Lot H-1 of Tract 1 of Pioneer Subdivision; thence, fourth course: N89°16'12"W, along the northerly edge of said Lot H-1 of Tract 1 of Pioneer Subdivision, a distance of 300.00 feet, to the northwesterly corner of Lot H-1 of Tract 1 of Pioneer Subdivision, and the Point of Beginning
PARCEL ACREAGE	Approximately 1.387 acres
LOCATION	Approximately .6 miles south of the intersection of Catron Boulevard and U.S. Highway 16, on the west side
EXISTING ZONING	General Commercial District with a Planned Development Designation
SURROUNDING ZONING	
North:	Medium Residential District
South:	General Commercial District with a Planned Development Designation
East:	General Commercial District with a Planned Development Designation
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City utilities

STAFF REPORT

August 22, 2002

---

**No. 00PD037 - Revocation of a portion of a Planned Development Designation**

**ITEM 20**

---

DATE OF APPLICATION                      07/25/2002

REPORT BY                                      Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Revocation of a portion of an area designated as a Planned Development Designation be approved in conjunction with the Rezoning request from General Commercial District to Medium Residential District.

GENERAL COMMENTS:

The applicant has requested revocation of a portion of a previously approved Planned Development Designation that includes 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 above legally described property. (See companion item #02RZ045.)

The property is located north of Moon Meadows Drive and west of U.S. Highway 16 and is currently void of any structural development. The Planning Commission has recently approved a Layout Plat to subdivide approximately 59.5 acres into four lots to be known as Lots 1 thru 4 of the Moon Ridge Subdivision. In addition, the Planning Commission approved a Preliminary and Final Plat for proposed Lot 1. The subject property is shown as a portion of proposed Lot 1 on the plat document. Currently, the northern half of proposed Lot 1 is zoned Medium Density Residential District and southern half of the lot is zoned General Commercial District with a Planned Development Designation. The applicant has submitted a request for the revocation of a portion of a Planned Development Designation and the Rezoning request in order to create one zoning designation on the proposed lot.

STAFF REVIEW:

The Rapid City Area 2000 Comprehensive Land Use Plan identifies the subject property as appropriate for residential use. The revocation of the Planned Development Designation as identified and rezoning the northern half of proposed Lot 1 from General Commercial District to Medium Density Residential District will bring conformity to the zoning and future development of the proposed lot and will be in compliance with the Comprehensive Land Use Plan.

In addition, rezoning the property to Medium Density Residential District will reduce the intensity of allowable uses that are otherwise permitted in the General Commercial District supporting that the Planned Development Designation be revoked as proposed. As such, staff recommends that the revocation of a portion of the Planned Development Designation as identified be approved in conjunction with the Rezoning Request.