

STAFF REPORT

October 23, 2003

No. 03CA026 - Amendment to the Comprehensive Plan to change the future land use designation on a 3.67 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per two acres to Medium Density Residential with a Planned Residential Development

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03CA026 - Amendment to the Comprehensive Plan to change the future land use designation on a 3.67 acre parcel of land from Planned Unit Development to Medium Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	A previously unplatted parcel of land in the SW1/4 of the NW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. More particularly described as follows: Beginning at the found corner stamped R.L.S. No. 4208 of the center 1/4 corner of Section 26, this being the TRUE POINT OF BEGINNING; thence N89°18'29"W 500.00 feet; thence N00°41'31"E 250.00 feet; thence N89°18'29"W 151.22 feet; thence N00°41'31"E 356.77 feet; thence S46°19'54"E 890.09 feet to the Point of Beginning; said parcel containing 3.67 acre more or less
PARCEL ACREAGE	Approximately 3.67 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	No Use District
East:	Low Density Residential District w/Planned Unit Development
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2003

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REPORT BY

Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 3.67 acre parcel of land from Planned Unit Development to Medium Density Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: This property is located south of Catron Boulevard and east of U.S. Highway 16. The subject property is currently in a No Use Zoning District. Property located north of the subject property is zoned Low Density Residential District with a Planned Residential Designation. The property located east of the subject property is zoned Low Density Residential District with a Planned Unit Development. Properties located south and west of the subject property are zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use Plan indicates that the subject property is appropriate for Planned Unit Development land use(s). The land use for property located north, south and west of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre.

STAFF REVIEW: The adopted Comprehensive 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. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the land use for the subject property as appropriate for a Planned Unit Development. The applicant met with the Future Land Use Committee to discuss changing the land use from Planned Unit Development to Medium Density Residential with a Planned Residential Development. The Future Land Use Committee noted that the subject property included a deep drainage area that would not be suitable for construction and therefore concurred with this request. This Planned Development Designation serves as notice that the drainage area will be used as open space and a buffer between the existing development to the east and any future development that will occur on the subject property. When laying out future development plans, there will be no development in the drainage area. The Future Land Use Committee recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use on a 3.67 acre parcel of land from Planned Unit Development land use(s) to Medium Density Residential with a Planned Residential Development land use(s) be approved.

As of this writing, the sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received three inquiries regarding this request.

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