

STAFF REPORT

October 23, 2003

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**No. 03CA031 - Amendment to the Comprehensive Plan to change the future land use designation on a 4.92 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to General Commercial with a Planned Commercial Development**

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**ITEM 21**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 03CA031 - Amendment to the Comprehensive Plan to change the future land use designation on a 4.92 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to General Commercial with a Planned Commercial Development</b>
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; being more particularly described as follows: Commencing at the found corner stamped R.L.S. No. 4208 of the center 1/4 corner of Section 26; thence N63°46'28"W along a non-visual line, 1115.91 feet to the TRUE POINT OF BEGINNING; thence along a curve to the left having a radius of 893.51 feet through a central angle of 13°26'11" with an arc length of 209.54 feet, a chord bearing of N76°41'20"E and a chord length of 209.06 feet along said curve; thence S20°01'46"E 210.75 feet; thence along a curve to the right having a radius of 526.00 feet through a central angle of 21°19'55" with an arc length of 194.84 feet, a chord bearing of S09°21'48"E and a chord length of 195.71 feet along said curve; thence S01°18'09"W 519.62 feet; thence N88°41'51"W 201.58 feet; thence N06°15'29"W 862.02 feet to the TRUE POINT OF BEGINNING; said parcel containing 4.92 acres more less
PARCEL ACREAGE	Approximately 4.92 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

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South: No Use District  
East: No Use District  
West: No Use District

PUBLIC UTILITIES To be extended

DATE OF APPLICATION 09/25/2003

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 4.92 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to General Commercial with a Planned Commercial 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 with a Planned Development Designation. The properties located south, east and west of the subject property are zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use indicates the subject property is appropriate for Planned Residential Development with a maximum density of one dwelling unit per acre land use(s). The land use for property located north, south and east of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre. The land use for property located west of the subject property is General Commercial with a Planned Commercial Development.

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 Residential Development with a maximum density of one dwelling unit per acre. The applicant met with the Future Land Use Committee to discuss changing the land use from Planned Residential Development with a maximum density of one dwelling unit per acre to General Commercial with a Planned Commercial Development. The Future Land Use Committee noted that the subject property was adjacent to Catron Boulevard and adjacent to general commercial land use(s) to the west and concurred with the request. 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 4.92 acre parcel of land from Planned Residential

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Development with a maximum density of one dwelling unit per acre land use(s) to General Commercial with a Planned Commercial 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.