

STAFF REPORT

October 23, 2003

No. 03CA033 - Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Planned Residential Development with a maximum density of 2.5 dwelling units per acre

ITEM 24

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03CA033 - Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Planned Residential Development with a maximum density of 2.5 dwelling units per acre
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: 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 S02°00'56"W 1325.99 feet; thence N87°48'27"W 680.57 feet; thence N01°18'09"E 1307.89 feet; thence S89°18'29"E 697.03 feet to the Point of Beginning; said parcel containing 20.82 acres more or less
PARCEL ACREAGE	Approximately 20.82 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District w/Planned Residential Development
East:	Limited Agriculture District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2003
REPORT BY	Karen Bulman

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ITEM 24

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Planned Residential Development with a maximum density of 2.5 dwelling units per acre 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 south of the subject property is zoned Low Density Residential District with a Planned Residential Designation. Property located east of the subject property is zoned Limited Agriculture District by Pennington County. The properties located north and west of the subject property are zoned No Use District. The South Robbinsdale Neighborhood Area Future Land Use Plan indicates the land use on the subject property is appropriate for Planned Residential Development with a Maximum Density of one dwelling unit per acre. The land use for the property located south and west of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre. The land use for the property located north of the subject property is Planned Residential Development with a maximum density of one dwelling unit per acre and Planned Unit 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 Planned Residential Development with a maximum density of 2.5 dwelling units per acre. The Future Land Use Committee noted that the subject property was adjacent to residential land use(s) to the north, east and south and would be an appropriate land use for the subject property. 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 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Planned Residential Development with a maximum density of 2.5 dwelling units per acre be approved.

As of this writing, the sign has been posted on the property, and the receipts from the

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certified mailing have been returned. Staff has received three inquiries regarding this request.