

STAFF REPORT

October 23, 2003

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**No. 03CA034 - Amendment to the Comprehensive Plan to change the future land use designation on a 5.33 acre parcel of land from from Planned Residential Development with a maximum density of one dwelling unit per acre to Office Commercial with a Planned Commercial Development**

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**ITEM 27**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 03CA034 - Amendment to the Comprehensive Plan to change the future land use designation on a 5.33 acre parcel of land from from Planned Residential Development with a maximum density of one dwelling unit per acre to Office 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: Beginning at the found corner stamped R.L.S. 4208 of the center 1/4 corner of Section 26; Thence S42°17'28"W along a non-visual line, 1733.45 feet to the TRUE POINT OF BEGINNING; thence N31°04'35"E 503.44 feet; thence N01°18'09"E 400.00 feet; thence N06°15'29"W 87.98 feet; thence S88°41'51"E 201.58 feet; thence S01°18'09"W 931.03 feet; thence N87°48'27"W 440.05 feet to the TRUE POINT OF BEGINNING; said parcel containing 5.33 acres more or less
PARCEL ACREAGE	Approximately 5.33 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 Unit Development
East:	No Use District
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/26/2003

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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 5.33 acre parcel of land from from Planned Residential Development with a maximum density of one dwelling unit per acre to Office 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 south of the subject property is zoned Low Density Residential with a Planned Development Designation. The properties located north, 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, 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 Office Commercial with a Planned Commercial Development. The Future Land Use Committee noted that the subject property is adjacent to land use that was designated General Commercial with a Planned Commercial Development to the west. The applicant had also requested a change in land use for that parcel to Office Commercial with a Planned Commercial Development. The Office Commercial land use would be an appropriate buffer between the General Commercial land use(s) to the west and the residential land use(s) to the east. 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 5.33 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Office Commercial with a Planned Commercial Development be approved.

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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.