

STAFF REPORT
September 23, 2004

No. 04CA033 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development

ITEM 11

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 04CA033 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Beginning at the northwest intersection of the Right-of-way of Cherry Avenue and Sunnyside Avenue, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, Thence First Course: S90°00'00"W - 170.00'; Thence Second Course: N50°00'00"E - 843.73'; Thence Third Course: N00°00'00"E - 398.80'; Thence Fourth Course: S61°38'00"E - 629.13'; Thence Fifth Course: S42°00'00"E - 133.00'; Thence Sixth Course: S62°00'00"E - 276.00'; Thence Seventh Course: S69°00'00"E - 351.00'; Thence Eighth Course: S27°00'00"W - 405.36'; Thence Ninth Course: Along an arc to the left chord bearing S78°08'34"W a distance of 597.75' which radius is 2133.30' an arc distance of 599.72'; Thence Tenth Course: N00°11'27"W - 198.19'; Thence Eleventh Course: S89°51'40"W - 920.61' to the Point of Beginning, containing 21.8 Acres more or less
PARCEL ACREAGE	Approximately 21.8 Acres
LOCATION	Lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street)
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District/General Agriculture District
East:	General Agriculture District
West:	General Agriculture District

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PUBLIC UTILITIES	N/A
DATE OF APPLICATION	8/19/2004
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development be continued to the **October 7, 2004** Planning Commission meeting.

GENERAL COMMENTS: **This staff report has been revised as of September 10, 2004. All revised and/or added text is shown in bold print.** This undeveloped property contains approximately 21.8 acres and is located south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street). The property is zoned General Agriculture District. The properties located north, west and east of the subject property are zoned General Agriculture District. The properties located south of the subject property are zoned Low Density Residential District and General Agriculture District.

The subject property is a portion of a larger parcel that is proposed to be developed for commercial uses. The applicant has submitted a request to rezone the subject property from General Agriculture District to General Commercial District (04RZ039) in conjunction with this Amendment to the Comprehensive Plan. In addition to this application for a Comprehensive Plan Amendment, the applicant has submitted two additional requests for a Comprehensive Plan Amendment to change the future land use designation on property from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (04CA039) and from Medium Density Residential to General Commercial with a Planned Commercial Development (04CA038), and a rezoning from Medium Density Residential District to General Commercial District (04RZ044).

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 applicant has requested to meet with the Future Land Use Committee and requests that this application be continued. Therefore, staff recommends that this application be continued to the September 23, 2004 Planning Commission meeting to allow the Future

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Land Use Committee to meet with the applicant. **The Future Land Use Committee met with the applicant on September 10, 2004. Due to the length of the meeting, the Committee will meet again on September 17, 2004 to review the application. Staff recommends that this application be continued to the October 7, 2004 Planning Commission meeting to allow the Future Land Use Committee to review the application and provide their recommendation (Revised 9-10-04).**