

STAFF REPORT
February 24, 2005

No. 05CA002 - Amendment to the Comprehensive Plan to change the future land use designation on an 6.74 acre parcel of land from Flood to Public

ITEM 63

GENERAL INFORMATION:

PETITIONER	Faulk & Foster for Western Wireless Corp.
REQUEST	No. 05CA002 - Amendment to the Comprehensive Plan to change the future land use designation on an 6.74 acre parcel of land from Flood to Public
EXISTING LEGAL DESCRIPTION	A tract of land that is located in a portion of the NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the Southeast corner of Lot 3 as recorded in Page 62 of the Schambers records of the Pennington County Register of Deeds; thence North along the east line of said Lot 3, 789.81 feet to the south line of Tract 4 of the Greenway tracts as recorded in Book 17 of Plats on Page 106 of the records of the Pennington County Register of Deeds; thence S74°32'00"W along the said south line of Tract 4 of the Greenway tracts, 194.76 feet; thence S36°00'00"W along the said south line of Tract 4 of the Greenway tracts, 459.84 feet; thence South, 363.83 feet to the south line of said Lot 3; thence S89°44'48"E along the said south line of Lot 3, 458.00 feet to the point of beginning; all located in NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.71 acres
LOCATION	At the northern terminus of Player Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/10/2005

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REVIEWED BY

Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an 6.74 acre parcel of land from Flood to Public be continued to the March 24, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located at the northern terminus of Player Drive between Sheridan Lake Road and Park Drive. The subject property is currently zoned Park Forest and is located near the Meadowbrook Golf Course. The property is located adjacent to Park Forest properties to the north and west. The properties located east and south of the subject property are zoned Low Density Residential. The Comprehensive Plan and the 1974 Future Land Use Plan identify the subject property as Flood District. The applicant is requesting that the Future Land Use Plan be amended from Flood District to Public District. The applicant has also submitted a request to rezone the subject property from Park Forest to Public District (05RZ002).

Staff recommends that the Amendment to the Comprehensive Plan be continued to the March 24, 2005 Planning Commission Meeting to allow this item to be acted on with the associated Rezoning request and SDCL 11-6-19 Review for the subject property.