

STAFF REPORT

May 24, 2001

No. 01CA011 - Amendment to the 1974 5th Year Update to the Comprehensive Plan to change the land use designation on a 13.64 acre parcel from Residential to Commercial **ITEM 34**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	No. 01CA011 - Amendment to the 1974 5th Year Update to the Comprehensive Plan to change the land use designation on a 13.64 acre parcel from Residential to Commercial
LEGAL DESCRIPTION	From a point 973.88 feet at a bearing S 89° 39' 0" East from the NW corner of SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 1363.79 feet at a bearing S 89° 39' 0" East, then travel 107.83 feet at a bearing S 57° 14' 9" West, then travel 63 feet at a bearing S 38° 41' 0" West, then travel 89 feet at a bearing S 68° 55' 0" West, then travel 47 feet at a bearing S 54° 43' 0" West, then travel 95 feet at a bearing S 47° 3' 0" West, then travel 77 feet at a bearing S 69° 31' 0" West, then travel 96.4 feet at a bearing S 34° 30' 44" East, then travel 254.50 feet at a bearing S 45° 26' 11" West, then travel 96.4 feet at a bearing S 34° 30' 44" East, then travel 161.87 feet at a bearing S 55° 19' 7" West, then travel 138.89 feet along a 270 foot RHF curve with a chord bearing of S 40° 34' 54" West, then travel 439.52 feet at a bearing N 45° West, then travel 248.58 feet at a bearing N 85° 49' 37" West, then travel 65.15 feet at a bearing West, then travel 392.28 feet at a bearing N 0° 21' 0" East to the point of start, and From a point 310.41 feet North and 1708.11 feet East of the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East of Black Hills Meridian, travel 100.82 feet at a bearing N 22° 2' 42" West, then travel 256.55 feet along a LHF curve with a radius of 190 feet and a chord bearing N 16° 38' 12" East, then travel 161.187 feet at a bearing N 55° 19' 7" East, then travel 187.59 feet at a bearing S 34° 35' 20" East, then travel 300.07 feet at a bearing S 45° West, then travel 74.01 feet at a bearing S 51° 4' 20" West to the point of start, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	13.64
LOCATION	West of the western terminus of Fairmont Boulevard and

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	north of Tower Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	General Commercial District/PCD
South:	Park Forest District
East:	General Commercial District/PCD
West:	Park Forest District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Amendment to the 1974 5th Year Update to the Comprehensive Plan to change the land use designation on a 13.64 acre parcel from Residential to Commercial be continued to June 7, 2001 Planning Commission to allow to allow for legal advertising.

GENERAL COMMENTS: The applicant is proposing to change the land use classification as identified on the 1974 5th Year Update from residential land use classification to commercial classification. The 1974 plan only has six land use classifications: residential, commercial, industrial, park-forest, agricultural, and public land uses. While the current land use plans identify a number of different land use classifications, amendments to the older plan must be consistent with the adopted plan. While the classification is being requested to commercial, Staff could not support an intensive commercial land use such as General Commercial in this area. The applicant is proposing an associated rezoning request for the subject property to rezone the property to Office Commercial with a Planned Commercial Development.

In reviewing the legal advertising for this request, Staff has noted that it was not properly advertised. Staff is recommending that the Comprehensive Plan Amendment be continued.