

STAFF REPORT

June 21, 2001

No. 01CA011 - Amendment to the Comprehensive Plan to change the land use designation on a 13.64 acre parcel from Limited Agriculture, Agriculture, Forest to Office Commercial **ITEM 11**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	No. 01CA011 - Amendment to the Comprehensive Plan to change the land use designation on a 13.64 acre parcel from Limited Agriculture, Agriculture, Forest to Office Commercial
LEGAL DESCRIPTION	Property described by metes and bounds beginning 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 254.50 feet at a bearing S 45° 26' 11" West, then travel 363.99 feet at a bearing S 34° 35' 20" East, then travel 300.07 feet at a bearing S 45° West, then travel 305.00 feet at a bearing S 34° 36' 5" East, then travel 165.44 feet at a bearing S 45° W, then travel 26.8 feet at a bearing N 89° 39' 0" West, then travel 431.35 feet at a bearing N 22° 2' 42" West, then travel 178.19 feet along a 230 foot LHF curve with a chord bearing N 0° 8' 58" East, then travel 482.32 feet at a bearing N 45° West, then travel 129.8 feet at a bearing South, then travel 319.54 feet at a bearing S 50° 52' 56" W, then travel 349.50 feet at a bearing North, 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, parcel described contains approximately 16.87 acres
PARCEL ACREAGE	Approximately 16.87 Acres
LOCATION	West of the western terminus of Fairmont Boulevard and 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

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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 Comprehensive Plan to change the land use designation on a 16.87 acre parcel from Limited Agriculture, Agriculture, Forest to Office Commercial be approved.

GENERAL COMMENTS: This item was continued to allow for the applicant to submit revised legal descriptions. The applicant has submitted revised legal descriptions and the required advertising has occurred for the Comprehensive Plan Amendment. No changes have been made to the staff report.

The applicant is proposing to change the land use classification as identified on the Comprehensive Plan from residential land use classification to office commercial classification. The applicant is proposing an office commercial land use for the eastern portion of the property and combination of single family and multi-family residential land use for the subject property for the western portion of the property. The property is located west of the Ridco Development and east of the Skyline Pines Subdivision.

STAFF REVIEW: The property around the Mount Rushmore Road and Fairmont Boulevard/Cathedral Drive has seen a growth in commercial development over the past fifteen years. The property located directly to the east is the Ridco development. That property was zoned to General Commercial in 1987 and expanded in 1991 and 1999. The property on the east side of the intersection has been developing into a commercial node that contains a convenience store, hotel, fast food restaurants and medical office facilities. The applicant is proposing to reclassify the land use designation from residential land use classification to commercial classification.

The Comprehensive Plan identified an area appropriate for commercial uses that is located starting at a point approximately one block south of Indiana Street and north to St. Patrick Street on both sides of Mount Rushmore Road. The area to the south of this area is identified as appropriate for residential uses. As development has occurred along this corridor, the commercial development has moved south along Mount Rushmore Road. The applicant is proposing an associated rezoning request for the subject property to rezone the property to Office Commercial with a Planned Commercial Development. The Office Commercial Zoning District will act as buffer between the more intense use of the General Commercial land use to the east and residential uses to the west.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that Comprehensive Plan Amendments be advertised in a local newspaper which has been completed.