

STAFF REPORT

September 26, 2002

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**No. 02CA044 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.6160 acre parcel from General Commercial to General Commercial with a Planned Commercial Development** **ITEM 27**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 02CA044 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.6160 acre parcel from General Commercial to General Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Commencing at the Southeast corner of Aladdin Heights Subdivision; thence South 89°58'27" West a distance of 381.52 feet along the South line of the Aladdin Heights Subdivision; to the Point of Beginning; continuing from the Point of Beginning; thence North 07°20'48" East a distance of 141.20 feet; thence North 54°24'28" East a distance of 80.79 feet; thence North 35°35'32" West a distance of 40.00 feet; thence south 54°24'28" West a distance of 342.32 feet; thence North 83°07'59" West a distance of 31.30 feet; thence South 07°20'03" West a distance of 24.17 feet; thence South 89°58'27" East a distance of 252.05 feet; returning to the Point of Beginning, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.6160 acres
LOCATION	East of U.S. Highway 16 and 1/4 mile north of Catron Boulevard
EXISTING ZONING	General Commercial District/General Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District w/Planned Development Designation
East:	General Commercial District w/Planned Development Designation
West:	General Agriculture District
PUBLIC UTILITIES	To be extended

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DATE OF APPLICATION 07/17/2002

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.6160 acre parcel from General Commercial to General Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS:

On July 12, 2002 the applicant submitted a Comprehensive Plan Amendment request to change the future land use designation on the above legally described property from General Commercial to General Commercial with a Planned Commercial Development on the above legally described property. On August 19, 2002, the City Council approved the request in conjunction with a Planned Development Designation request on the subject property. (See companion item #02PD037.) However, the legal description of the subject property, as submitted by the applicant, was incorrect. (The section, township and range information was not included in the legal description.) Staff has corrected the legal description and has brought the item back before the Planning Commission for review and approval.

The property is located approximately in the northeast corner of the Southview Drive/Aladdin Drive intersection and is currently void of any structural development. The property is a part of a proposed 86 acre development to be known as "Tower Ridge". On June 3, 2002, the City Council approved several Rezoning requests, Planned Development Designation requests and Comprehensive Plan Amendments for the 86 acre development. On July 15, 2002, the City Council approved a Preliminary Plat for Phase One of the development. However, the lot lines as shown on the plat document do not coordinate with the previously approved Rezoning, Planned Development and Comprehensive Plan Amendment boundaries. As such, the applicant has submitted several Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests for Phase One to adjust the above referenced boundaries with the proposed lot line(s) as shown on the plat document.

STAFF REVIEW:

The subject property is part of proposed Lot 10 of the Tower Ridge Development. The southern two-thirds of the property is currently zoned General Commercial District with a Planned Development Designation. In addition, the South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the southern two-thirds of the proposed lot as General Commercial with a Planned Commercial Development. Amending the Comprehensive Plan as proposed and approving a Planned Development Designation request for the north one-third of the lot will bring conformity to the zoning and the future identified land use of the proposed lot.

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The Planned Development Designation will provide an opportunity to mitigate possible impacts on the existing and proposed residential neighborhood(s) located east of the subject property. In particular, traffic, lighting, noise and visual impact concerns must be addressed and mitigated as a part of the review for the Planned Commercial Development.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. Staff will notify the Planning Commission at the September 26, 2002 Planning Commission meeting if this requirement has not been met.