

STAFF REPORT

June 5, 2003

No. 03CA014 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.7 acre parcel of land from Industrial to Low Density Residential

ITEM 43

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Verlyn and Cindy Bourne
REQUEST	No. 03CA014 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.7 acre parcel of land from Industrial to Low Density Residential
EXISTING LEGAL DESCRIPTION	Lot B less the west two feet located in the SW1/4 SW1/4 of Section 20, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.7 acres
LOCATION	5511 Hidden Valley Lane
EXISTING ZONING	County
SURROUNDING ZONING	
North:	County
South:	General Agriculture District
East:	County
West:	County
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	05/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 2.7 acre parcel of land from Industrial to Low Density Residential be continued to the June 26, 2003 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation as identified above on the subject property as a companion item to a Preliminary and Final Plat to subdivide the subject property into two lots to be known as Lot A and Lot B. The applicant has also submitted a Variance to the Subdivision Regulations to waive all street improvements on Hidden Valley Lane and Hidden Valley Road. In addition, the applicant has submitted several Special Exception requests to

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preclude constructing the two streets in compliance with the City's Street Design Criteria Manual. The applicant has also submitted a Petition for Annexation and, subsequently, a rezoning request to change the zoning designation on the property from No Use District to Low Density Residential District. (See companion items #03PL054, 03SV020, 03RZ022 and 03AN003.)

On May 19, 2003 the City Council approved Layout Plat #03PL043 to subdivide the subject property as identified on this Preliminary and Final Plat.

The property is located west of Sturgis Road between Hidden Valley Lane and Hidden Valley Road. Currently, a single family residence is located on proposed Lot A. Proposed Lot B is currently void of any structural development.

STAFF REVIEW:

The applicant has indicated that if the Variances to the Subdivision Regulations and the Special Exception requests to the Street Design Criteria Manual are not approved, the Comprehensive Plan Amendment request will be withdrawn. As such, the applicant has requested that the Comprehensive Plan Amendment be continued to the June 26, 2003 Planning Commission meeting to allow the City Council to act upon the Variance to the Subdivision Regulations and Special Exception requests at their June 16, 2003 City Council meeting.