

STAFF REPORT

September 25, 2003

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**No. 03CA021 - Amendment to the Comprehensive Plan to change the future land use designation on a 12.3 acre parcel of land from General Commercial to Public**

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**ITEM 13**

GENERAL INFORMATION:

PETITIONER	William Schleining
REQUEST	<b>No. 03CA021 - Amendment to the Comprehensive Plan to change the future land use designation on a 12.3 acre parcel of land from General Commercial to Public</b>
EXISTING LEGAL DESCRIPTION	The east 400 feet of Lot 3, Moon Ridge Subdivision, Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.3 acres
LOCATION	At the intersection of Highway 16 and Moon Meadows Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	No Use District
South:	General Commercial District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	08/25/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 12.3 acre parcel of land from General Commercial land use to Public land use be approved.

GENERAL COMMENTS: This property is located at the intersection of U.S. Highway 16 and Moon Meadows Road. The property was annexed into the City of Rapid City in July 2000 and is currently zoned General Commercial District. The Future Land Use Committee will consider this request at the September 18, 2003 Committee meeting. An application for a Rezoning from General Commercial District to Public District (03RZ035) has been submitted in conjunction with this Amendment to the Comprehensive Plan.

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STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The property is currently zoned General Commercial District. The property located to the west is currently zoned Medium Density Residential District and General Commercial District. The property located to the north is zoned No Use District. The property located to the east and south is zoned General Commercial District. U.S. Highway 16 lies adjacent to the eastern boundary of the subject property.

The United States Forest Service has recently purchased the subject property and is proposing to consolidate a number of their facilities at this location. Changing the land use from General Commercial to Public is appropriate based on the recent acquisition by the U. S. Forest Service. Staff will advise the Planning Commission if the Future Land Use Committee does not concur following their September 18, 2003 meeting.

As of this writing, the sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the September 25, 2003 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding this request.