

STAFF REPORT

October 9, 2003

No. 03CA025 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.90 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Medium Density Residential with a Planned Residential Development

ITEM 9

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03CA025 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.90 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Medium Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	A previously unplatted parcel of land in the SW1/4 of the NW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the found corner stamped R.L.S. No. 4208 of the center 1/4 corner of Section 26; thence N89°18'29"W 500.00 feet to the TRUE POINT OF BEGINNING; thence N89°18'29"W 197.03 feet; thence N01°18'09"W 142.76 feet; thence along a curve to the left having a radius of 526.00 feet through a central angle of 21°19'55" with an arc length of 195.84 feet, a chord bearing of S09°21'48"E a chord length of 194.71 feet; thence N20°01'46"W 210.75 feet; thence along a curve to the right having a radius of 893.51 feet through a central angle of 01°56'23" with an arc length of 170.60 feet a chord length of 170.34 feet; thence S00°41'31"E 356.77 feet; thence S89°18'29"E 151.22 feet; thence S00°41'31"W 250.00 feet to the Point of Beginning; said parcel containing 1.90 acres more or less
PARCEL ACREAGE	Approximately 1.90 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District w/Planned Residential Development
South:	No Use District

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East: No Use District
West: No Use District

PUBLIC UTILITIES To be extended

DATE OF APPLICATION 09/12/2003

REPORT BY Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 1.90 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Medium Density Residential with a Planned Residential Development be tabled to allow the applicant to submit a corrected legal description.

STAFF REVIEW: The legal description provided for this request did not close and did not cover the correct area. As a result, the legal advertising was not completed. Staff is recommending that this application be tabled to allow the applicant to submit a corrected legal description.