

STAFF REPORT

October 9, 2003

No. 03CA027 - Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Low Density Residential with a Planned Residential Development

ITEM 10

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03CA027 - Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Low 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: Beginning at the found corner stamped R.L.S. No. 4208 of the center 1/4 corner of Section 26; this being the TRUE POINT OF BEGINNING; thence S02°00'56"W 1325.99 feet; thence N87°48'27"W 680.57 feet; thence S01°18'09"W 1307.89 feet; thence S89°18'29"E 697.03 feet to the Point of Beginning; said parcel containing 20.82 acres more or less
PARCEL ACREAGE	Approximately 20.82 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Low Density Residential District w/Planned Residential Development
East:	Limited Agriculture District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2003
REPORT BY	Karen Bulman

STAFF REPORT

October 9, 2003

No. 03CA027 - Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Low Density Residential with a Planned Residential Development

ITEM 10

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 20.82 acre parcel of land from Planned Residential Development with a maximum density of one dwelling unit per acre to Low Density Residential with a Planned Residential Development be tabled to allow the applicant to submit a corrected legal description.

STAFF REVIEW: The legal description submitted with this request did not close. As a result, the legal advertising was not completed. For this reason, staff is recommending that this request be tabled to allow the applicant to submit a corrected legal description.