

STAFF REPORT

October 9, 2003

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**No. 03PD048 - Planned Development Designation**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 03PD048 - Planned Development Designation</b>
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 S72°37'41"W along a non-visual line, 1200.17 feet to the TRUE POINT OF BEGINNING; thence N09°37'30"E 863.62 feet; thence along a curve to the left having a radius of 893.51 feet through a central angle of 13°26'11" with an arc length of 209.06 feet, a chord bearing of N76°41'20"E and a chord length of 170.60 feet along said curve; thence S20°01'46"E 210.75 feet; thence along a curve to the right having a radius of 526.00 feet through a central angle of 21°19'55" with an arc length of 194.71 feet, a chord bearing of S09°21'48"E and a chord length of 195.84 feet along said curve; thence S01°18'09"W 376.86 feet; thence N88°41'51"W 440.00 feet to the Point of Beginning; said parcel containing 7.26 acres more or less
PARCEL ACREAGE	Approximately 7.26 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
East:	Low Density Residential District w/Planned Unit Development
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2003

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REPORT BY

Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be continued to the October 23, 2003 Planning Commission meeting.

STAFF REVIEW: There was a staff error in the advertising of the related Comprehensive Plan Amendment. For this reason, the application must be continued to the October 23, 2003 Planning Commission meeting.