

STAFF REPORT  
September 23, 2004

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**No. 04CA038 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 2.2 acre parcel from Medium Density Residential to General Commercial with a Planned Commercial Development** **ITEM 12**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 04CA038 - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 2.2 acre parcel from Medium Density Residential to General Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Beginning at the SE corner of Lot M of the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota: Thence N89°44'10"E - 80.00' to the True Point of Beginning; Thence First Course: N90°00'00"E - 219.82'; Thence Second Course: N44°44'10"E - 319.22'; Thence Third Course: Along an arc to the left chord bearing N81°28'53"W a distance of 450.83' which radius is 1344.30' an arc distance of 452.97'; Thence Fourth Course: S00°15'50"E - 293.55' to the True Point of Beginning, containing 2.2 Acres more or less
PARCEL ACREAGE	Approximately 2.2 Acres
LOCATION	Southeast corner of the intersection of Luna Avenue and Spruce Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	8/19/2004
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 2.2 acre parcel from Medium Density Residential to General Commercial with a Planned Commercial Development be

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continued to the **October 7, 2004** Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: **This staff report has been revised as of September 10, 2004. All revised and/or added text is shown in bold print.** This undeveloped property contains approximately 2.2 acres and is located at the southeast corner of the intersection of Luna Avenue and Spruce Street. The property is zoned Medium Density Residential District. The properties located north, south and east of the subject property are zoned Medium Density Residential District. The property located west of the subject property is zoned General Commercial District.

The subject property is a portion of a larger parcel that is proposed to be developed for commercial uses. The applicant has submitted a request to rezone the subject property from Medium Density Residential District to General Commercial District (04RZ044) in conjunction with this Amendment to the Comprehensive Plan. In addition to this application for a Comprehensive Plan Amendment, the applicant has submitted two additional requests for a Comprehensive Plan Amendment to change the future land use designation on property from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (04CA039) and from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (04CA033), and a rezoning from General Agriculture District to General Commercial District (04RZ039).

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 applicant has requested to meet with the Future Land Use Committee and requests that this application be continued. Therefore, staff recommends that this application be continued to the September 23, 2004 Planning Commission meeting to allow the Future Land Use Committee to meet with the applicant. **The Future Land Use Committee met with the applicant on September 10, 2004. Due to the length of the meeting, the Committee will meet again on September 17, 2004 to review the application. Staff recommends that this application be continued to the October 7, 2004 Planning Commission meeting to allow the Future Land Use Committee to review the application and provide their recommendation. (Revised 9-10-04).**

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