

STAFF REPORT  
January 27, 2005

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**No. 04CA069 - Amendment to the Comprehensive Plan to change the future land use designation on a .48 acre parcel of land from Low Density Residential to Low Density Residential-II**

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**ITEM 40**

GENERAL INFORMATION:

PETITIONER	Dan McFarland for Jeff and Patty Griffith
REQUEST	<b>No. 04CA069 - Amendment to the Comprehensive Plan to change the future land use designation on a .48 acre parcel of land from Low Density Residential to Low Density Residential-II</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Block 85, Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	Northeast corner of the intersection of MacArthur Street and Wood Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District- Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Linda Foster / Curt Huus

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a .48 acre parcel of land from Low Density Residential to Low Density Residential-II be continued to the February 10, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property contains approximately .48 acres and is located at the northeast corner of the intersection of MacArthur Street and Wood Avenue. The North Rapid Neighborhood Area Future Land Use Map currently designates this property as Low Density Residential. The property is currently zoned Low Density Residential. The property located north, east and west of the subject property is zoned Low Density Residential District. The property located south of the subject property is zoned

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Low Density Residential District and Medium Density Residential District. The applicant has also submitted a request to rezone the subject property from Low Density Residential District to Low Density Residential-II District (04RZ064).

STAFF REVIEW:

The Future Land Use Committee reviewed this request on January 14, 2005 and requested that the applicant bring additional information to the Future Land Use Committee for review on January 21, 2005. The applicant has agreed to supply this information and requests that this application be continued to the February 10, 2005 Planning Commission meeting.