

STAFF REPORT
November 6, 2008

No. 08CA039 - Amendment to the Adopted Comprehensive Plan to change the Future Land Use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development

ITEM 7

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Catron Boulevard Investors II, LLC
REQUEST	No. 08CA039 - Amendment to the Adopted Comprehensive Plan to change the Future Land Use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Tract A of Meadow View Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.374 acres
LOCATION	North of Catron Boulevard and east of S.D. Highway 16
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District (Planned Unit Development)
East:	General Agriculture District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/10/2008
REVIEWED BY	Karen Bulman / Ted Johnson

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the future land use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development be denied without prejudice.

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GENERAL COMMENTS: This undeveloped property contains approximately 7.374 acres and is located north of Catron Boulevard and east of S.D. Highway 16. The property is currently zoned Low Density Residential District with a Planned Residential Development. Land located north of the property is zoned Park Forest District. Land located south of the property is zoned Low Density Residential District with a Planned Unit Development. Land located east of the property is zoned General Agriculture District. Land located west of the property is zoned Medium Density Residential District with a Planned Residential Development. The property is currently undeveloped.

The US Highway 16 Neighborhood Future Land Use Plan indicates that this property is appropriate for Planned Residential Development with one dwelling unit per acre land use. An application to rezone the property from Low Density Residential District to General Commercial District (#08RZ043) has been submitted in conjunction with this Comprehensive Plan Amendment. In addition, the applicant has submitted a Comprehensive Plan Amendment for adjacent property to change the land use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development (#08CA038) and an application to rezone adjacent property from Low Density Residential District to General Commercial District (#08RZ042).

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 Future Land Use Committee met October 16, 2008 and reviewed this proposed Comprehensive Plan Amendment and recommended to deny the proposed request as the property was surrounded by residential, agricultural and park forest uses. The applicant has been informed and at this time will not object with the determination of the Future Land Use Committee. The applicant has agreed to withdraw this application and did not post the sign or send out the certified letters to the surrounding properties.

The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development be denied without prejudice.