

STAFF REPORT

October 9, 2003

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**No. 03CA029 - Amendment to the Comprehensive Plan to change the future land use designation on a 4.04 acre parcel of land from General Commercial with a Planned Commercial Development to Office Commercial with a Planned Commercial Development**

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**ITEM 12**

GENERAL INFORMATION:

|                            |   |
|----------------------------|---|
| PETITIONER                 | Dream Design International, Inc.  |
| REQUEST                    | <b>No. 03CA029 - Amendment to the Comprehensive Plan to change the future land use designation on a 4.04 acre parcel of land from General Commercial with a Planned Commercial Development to Office Commercial with a Planned Commercial Development</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: Beginning at the found corner stamped R.L.S. 4208 of the center 1/2 corner of Section 26; thence S42°17'28"W along a non-visual line, 1733.45 feet to the TRUE POINT OF BEGINNING; thence N01°18'09"E 924.20 feet; thence S88°41'51"E 238.42 feet; thence S01°18'09"W 400.00 feet; thence S31°04'35"W 503.44 feet; thence S06°15'29"E 87.98 feet to the Point of Beginning; said parcel containing 4.04 acres more or less |
| PARCEL ACREAGE             | Approximately 4.04 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:                      | No Use District   |
| West:                      | General Commercial District w/Planned Commercial Development  |
| PUBLIC UTILITIES           | To be extended  |
| DATE OF APPLICATION        | 09/12/2003  |

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REPORT BY

Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 4.04 acre parcel of land from General Commercial with a Planned Commercial Development to Office Commercial with a Planned Commercial Development be tabled to allow the applicant to submit a corrected legal description.

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