

STAFF REPORT

June 29, 2000

**RZN #00RZ011 - Rezoning from Park Forest to Medium
Density Residential**

ITEM 9

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLP for Doyle Estes
REQUEST	RZN #00RZ011 - Rezoning from Park Forest to Medium Density Residential
LEGAL DESCRIPTION	Tract 6, Signal Heights Addition, located in S1/2 NE1/4 and N1/2 SE1/4 of Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.25 Acres
LOCATION	On East Boulevard south of the intersection of East Quincy and East Boulevard
EXISTING ZONING	Park Forest
SURROUNDING ZONING	
North:	High Density Residential
South:	General Commercial - Medium Density Residential
East:	Medium Density Residential (PRD)
West:	Park Forest
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Rezoning from Park Forest to Medium Density Residential be **denied without prejudice**.

GENERAL COMMENTS: **Note: This Staff Report has been revised as of June 16, 2000. New or revised text is shown in bold print.** The applicant is proposing to rezone a 6.2 acre parcel from Park Forest to Medium Density Residential with a Planned Commercial Development. The purpose of the rezoning is to locate a Working Against Violence Incorporated facility/shelter and the Black Hills Children's Home shelter on the parcel. Group homes are permitted as a Use On Review and through the Planned Development process in the Medium Density Residential Zoning District. **This rezoning request and the Initial and Final Development Plan which is the companion item to the rezoning request have been continued by the Planning Commission at several meetings due to additional engineering information needed from the petitioner. On May 25, 2000 the Planning Commission recommended that this request be continued one final time – to the June**

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29 Planning Commission meeting with the understanding that the petitioner would need to submit the engineering information by June 2, 2000 in order to be considered at the June 29 meeting. This information has not yet been received and therefore Staff is recommending that this request be denied without prejudice at this time. If the request is Denied Without Prejudice and should the petitioner wish to pursue the rezoning again in the future, a new application would need to be submitted but no application fees would be required. The certified mailing and required signage would again be required as part of a future request.