

# STAFF REPORT

January 4, 2001

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**RZN #00RZ057 - Rezoning from General Commercial District  
to Low Density Residential District**

**ITEM 29**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>RZN #00RZ057 - Rezoning from General Commercial District to Low Density Residential District</b>
LEGAL DESCRIPTION	A parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the NE corner of the intersection of Sheridan Lake Road and Catron Boulevard right of ways; Thence N0°02'33"E along the easterly right of way line of Sheridan Lake Road, 760.00 feet; Thence S89°57'27"E, 255.74 feet to the True Point of Beginning; Thence S89°57'27"E, 329.10 feet; Thence S34°09'47"W, 93.93 feet; Thence N89°57'27"W, 260.81 feet; Thence N11°18'01"W, 79.31 feet to the True Point of Beginning, containing 0.526 acres, more or less
PARCEL ACREAGE	Approximately 0.526 Acres
LOCATION	Approximately 1/4 mile north of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District (PDD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	General Commercial District (PDD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Rezoning from General Commercial District to Low Density Residential District be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit a Comprehensive Plan Amendment request to amend the future land use designation from General Commercial with a Planned Commercial Development to Planned Residential Development with a maximum density of 4.8 dwelling units per acre.

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GENERAL COMMENTS: The applicant is proposing to rezone a .526 acre parcel from General Commercial District to Low Density Residential District. The applicant has also submitted a Preliminary and Final Plat to create a 38 lot residential development with one 7.54 acre commercial lot. (See companion item #00PL129.) The subject property is part of the proposed residential development. Earlier this year, an Initial Development Plan was approved to allow commercial and residential development on the property. The applicant has indicated that approximately 100 feet of the northern portion of the previously identified commercial area will be incorporated into the residential development. As such, the applicant has submitted the proposed rezoning request. The accompanying plat identifies the subject property as being a part of the proposed townhome development. Upon submittal of the Final Development Plan, the designation between the commercial and residential use must be revised to reflect the boundaries created by this proposed rezoning request.

**STAFF REVIEW:** The Southwest Connector Future Land Use Plan identifies the future land use of the property as General Commercial with a Planned Commercial Development. Staff is recommending that the rezoning request be continued to allow the applicant to submit a request to amend the future land use designation from General Commercial with a Planned Commercial Development to Planned Residential Development with a maximum density of 4.8 dwelling units per acre.