

STAFF REPORT

July 25, 2002

No. 1185 - Revocation of a Use on Review for a private school in the Medium Density Residential Zoning District **ITEM 40**

GENERAL INFORMATION:

PETITIONER	Larry Olson
REQUEST	No. 1185 - Revocation of a Use on Review for a private school in the Medium Density Residential Zoning District
EXISTING LEGAL DESCRIPTION	Lot 2 of Lot 1, Block A, Munderloh Tract, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .51 acres
LOCATION	4116 Canyon Lake Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/27/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Revocation of a Use on Review for a private school in the Medium Density Residential Zoning District be approved.

GENERAL COMMENTS: The property in question is located at 4116 Canyon Lake Drive. Use on Review #1101 for the private school located at 4116 Canyon Lake Drive was approved July 20, 1992. The Use on Review for the expansion of the private school was approved June 6, 1994, and allowed 1050 square feet of additions to the buildings located on the property. This property was the location of a Montessori school; however, the school is no longer operating at this location. The property has been sold and the new owner plans to develop the property into an apartment complex, and will not be operating a school at this location. The property is zoned Medium Density Residential and is surrounded by property on all sides zoned Medium Density Residential.

STAFF REVIEW: Staff has reviewed this revocation of a Use on Review and recommends

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approval. The applicant will no longer operate a private school at this location; therefore, the Use on Review will no longer be needed for this property.