

STAFF REPORT

November 6, 2003

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**No. 03CA036 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.98 acre parcel of land from Residential to Office Commercial with a Planned Commercial Development**

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**ITEM 10**

GENERAL INFORMATION:

PETITIONER	Cindy Guthrie and Ken Kirkeby for Lutheran Social Services
REQUEST	<b>No. 03CA036 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.98 acre parcel of land from Residential to Office Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lot A of Lot 3 of the SE1/4 NE1/4, Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .98 acres
LOCATION	1010 Soo San Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/10/2003
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.98 acre parcel of land from Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS: This property is located at 1010 Soo San Drive and east of West Middle School. The property is located adjacent to land owned by the City of Rapid City. The subject parcel, as well as property owned by the City of Rapid City and adjacent property owned by the State of South Dakota and the U.S. Federal Government, was annexed in 1947. The property was never rezoned as it was property owned by various

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governmental entities. The properties located to the north, south and east of the subject property are part of that larger parcel of government land and are located in a No Use Zoning District. The property located to the west of the subject property is zoned Public District. Soo San Drive lies adjacent to the western boundary of the property. An application for a Rezoning from No Use District to Office Commercial District (03RZ045) and an application for a Planned Development Designation (03PD053) have been submitted in conjunction with this Amendment to the Comprehensive Plan.

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 Comprehensive Plan identifies the subject property as appropriate for residential land use(s). The properties to the south, east and west of the subject property are identified as appropriate for public land uses. The property to the north of the subject property is identified as appropriate for residential land uses(s). The subject property is currently being used for office commercial uses. A request to rezone this property from No Use District to Office Commercial District (03RZ045) and a request for a Planned Development Designation (03PD053) have been submitted in conjunction with this Amendment to the Comprehensive Plan. The Future Land Use Committee met with area residents at an Open House to discuss the draft West Rapid Neighborhood Area Future Land Use Plan. The area residents offered no objections during the neighborhood meeting. The Future Land Use Committee reviewed the proposed land uses for this property and has indicated that Office Commercial land uses with a Planned Development Designation is appropriate for the subject property.

The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan to change the land use from Residential land uses to Office Commercial with a Planned Commercial Development land uses.

As of this writing, the sign has not been posted on the property, and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the November 6, 2003 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding this request.