

STAFF REPORT

May 6, 2004

**No. 04RZ027 - Rezoning from Medium Density Residential District
to Office Commercial District**

ITEM 24

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Web Real Estate Holdings Company, LLC
REQUEST	No. 04RZ027 - Rezoning from Medium Density Residential District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Commencing at the SW corner of the NW1/4 of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota: thence travel 597.31 feet at a bearing S89°27'22" East to a point; Thence travel 2.02 feet at a bearing N00°32'38" East the Point of Beginning; travel 504.33 feet at a bearing N 62°30'29" East to a point; thence travel 154.61 feet at a bearing North to a point; thence travel 78.60 feet at a bearing N24°43'12" East to a point; thence travel 117.84 feet at a bearing N07°03'57" West to a point; thence travel 11.61 feet at a bearing N30°35'10" West to a point; thence travel 303.21 feet at a bearing N50°52'56" East to a point; thence travel 129.80 feet at a bearing North to a point; thence travel 424.41 feet at a bearing S45°00'00" East to a point on a curve; thence travel 258.58 feet along a 190.00 foot radius Concave Southeasterly curve with a chord bearing S05°49'05" East to a point; thence travel 61.40 feet at a bearing S44°48'23" East to a point; thence travel 340.35 feet at a bearing S22°02'42" East to a point; thence travel 1192.20 feet at a bearing N89°38'58" West to the Point of Beginning; said area described contains approximately 11.22 acres more or less
PARCEL ACREAGE	Approximately 11.22 acres
LOCATION	West of the western terminus of Fairmont Boulevard along Tower Road
EXISTING ZONING	Medium Density Residential District w/PDD
SURROUNDING ZONING	
North:	Office Commercial District w/PDD
South:	General Agriculture District
East:	Office Commercial District w/PDD - General Commercial District w/PDD
West:	Low Density Residential District w/PDD

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PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	04/08/2004
REVIEWED BY	Todd Tucker

RECOMMENDATION: Staff will make a recommendation at the May 6, 2004 Planning Commission meeting for the rezoning request from Medium Density Residential District to Office Commercial District.

GENERAL COMMENTS: In 2001 the applicant submitted three rezoning requests for the property now known as the Skyline Pines East development. At that time the applicant proposed to develop the 61.75 acre tract that is located west of the Ridco Development and east of the Skyline Pines development with three development components. The applicant proposed a single family residential development, a multi-family residential development, and an office commercial development. The applicant also proposed the construction of Fairmont Boulevard to the west and south to connect to Tower Road in the future. The applicant has now proposed a change to that initial configuration of zoning designations. As part of that change to the initial development proposal the applicant has submitted several rezoning requests. This request is to rezone a piece of property located east of the future eastern extension of Pevans Parkway and Sandstone Lane, and west of the future western extension of Fairmont Boulevard from Medium Density Residential to Office Commercial. The property is currently void of any structural development.

STAFF REVIEW: Staff has reviewed this proposed rezoning request and has questions about the proposal. Staff is meeting with the applicant on May 3, 2004 to discuss the proposed development and rezoning requests for the Skyline Pines East Development. Staff will make a recommendation at the May 6, 2004 Planning Commission meeting for the rezoning request from Park Forest District to Office Commercial District.

A sign stating that a Rezoning has been requested is posted on the property. The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the May 6, 2004 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding this request.