STAFF REPORT September 9, 2004

No. 04RZ039 - Rezoning General Commercial District	from General Agriculture District to ITEM 21
GENERAL INFORMATION:	
PETITIONER	Dream Design International
REQUEST	No. 04RZ039 - Rezoning from General Agriculture District to General Commercial District
EXISTING LEGAL DESCRIPTION	Tract C of the SW¼ and an unplatted portion of the SW¼ of Sec. 29, and SE¼ of Section 30, T2N, R8E, Rapid City, Pennington County, South Dakota described as follows: Beginning at the northwest intersection of the Right-of-way of Cherry Avenue and Sunnyside Avenue, Thence First Course: S90°00'00"K - 170.00'; Thence Second Course: N50°00'00"E - 843.73'; Thence Third Course: N00°00'00"E - 600.54'; Thence Fourth Course: N90°00'00"W - 1000.49'; Thence Fourth Course: N00°04'37"W - 1076.46'; Thence Sixth Course: Along an arc to the right with a chord bearing S74°34'20"E and a length of 637.90' with radius of 2142.00' an arc length of 640.29'; Thence Seventh Course: Along an arc to the right with a chord bearing S74°34'20"E and a length of 637.90' with radius of 2142.00' an arc length of 640.29'; Thence Seventh Course: Along an arc to the right with radius of 2906.00' an arc distance of 221.90'; Thence Eighth Course: S61°38'02"E - 1274.64'; Thence Ninth Course: S61°38'02"E - 225.00'; Thence Eleventh Course: S68°57'37"E - 352.88'; Thence Twelfth Course: S61°38'02"E - 175.00'; Thence Thirteenth Course: S61°38'02"E - 175.00'; Thence Fourteenth Course: S61°20'140"E - 101.98'; Thence Fourteenth Course: S61°20'6'20"E - 315.51'; Thence Seventeenth Course: S00°07'31"E - 347.13'; Thence Seventeenth Course: S00°07'31"E - 347.13'; Thence Twenty-first Course: N63°19'45"W - 138.40'; Thence Twenty-first Course: N63°19'45"W - 145.14'; Thence Twenty-third Course: S89°51'40"W - 920.61' to the Point of Beginning, containing 93.2 Acres more or less
PARCEL ACREAGE	Approximately 93.2 Acres

LOCATION

Lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the

STAFF REPORT September 9, 2004

No.	04RZ039	-	Rezoning	from	General	Agriculture	District	to	ITEM 21
General Commercial District									

	intersection of I-90 and Exit 60 (East North Street)
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING North: South: East: West:	General Commercial District Medium Density Residential District/Low Density Residential District General Commercial District Medium Density Residential District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	8/19/2004
REVIEWED BY	Karen Bulman / Curt Huus

- <u>RECOMMENDATION</u>: Staff recommends that the Rezoning from General Agriculture District to General Commercial District be continued to the September 23, 2004 Planning Commission meeting at the applicant's request.
- <u>GENERAL COMMENTS</u>: This undeveloped property contains approximately 93.2 acres and is located south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street).

The properties located north and east of the subject property are zoned General Commercial District. The property located west of the subject property is zoned Medium Density Residential District. The property located south of the subject property is zoned Medium Density Residential District and Low Density Residential District.

The property owner has submitted several applications in conjunction with this rezoning request including; rezoning from Medium Density Residential District to General Commercial District (04RZ044), Comprehensive Plan Amendment to change the land use from Medium Density Residential to General Commercial with a Planned Commercial Development (04CA039), and two Comprehensive Plan Amendment to change the land use from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Residential Development to General Commercial with a Planned Commercial With a Planned Residential Development to General Commercial with a Planned Commercial Development (04CA038).

<u>STAFF REVIEW</u>: The applicant has requested to meet with the Future Land Use Committee and requests that this application be continued. Therefore, Staff recommends that this proposed rezoning from General Agriculture District to General Commercial District be continued to the September 23, 2004 Planning Commission meeting to allow the Future Land Use Committee to meet with the applicant.