

STAFF REPORT
September 23, 2004

No. 04RZ039 - Rezoning from General Agriculture District to General Commercial District **ITEM 19**

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"W - 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 Fifth 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 radius of 2906.00' an arc distance of 221.90'; Thence Eighth Course: S61°38'02"E - 1274.64'; Thence Ninth Course: S41°50'06"E - 132.85'; Thence Tenth 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: S50°01'40"E - 101.98'; Thence Fourteenth Course: S61°20'16"E - 125.00'; Thence Fifteenth Course: S72°38'51"E - 101.98'; Thence Sixteenth Course: S61°56'20"E - 315.51'; Thence Seventeenth Course: S00°07'29"E - 311.11'; Thence Eighteenth Course: S00°07'37"E - 280.18'; Thence Nineteenth Course: S00°07'31"E - 347.13'; Thence Twenty-first Course: N63°19'45"W - 138.40'; Thence Twentieth Course: Along an arc to the left chord bearing N86°23'34"W a distance of 1704.20' which radius is 2173.30' an arc distance of 1751.19'; Thence Twenty-second Course: N00°11'27"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

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intersection of I-90 and Exit 60 (East North Street)

EXISTING ZONING General Agriculture District

SURROUNDING ZONING

 North: General Commercial District

 South: Medium Density Residential District/Low Density Residential District

 East: General Commercial District

 West: Medium Density Residential District

PUBLIC UTILITIES N/A

DATE OF APPLICATION 8/19/2004

REVIEWED BY Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture District to General Commercial District be continued to the **October 7, 2004** Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: **This staff report has been revised as of September 10, 2004. All revised and/or added text is shown in bold print.** 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 Commercial Development (04CA033 and 04CA038).

STAFF REVIEW: 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. **The Future Land Use Committee met with the applicant on September 10, 2004. Due to the length of the meeting, the**

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Committee will meet again on September 17, 2004 to review the application. Staff recommends that this application be continued to the October 7, 2004 Planning Commission meeting to allow the Future Land Use Committee to review the application and provide their recommendation (Revised 9-10-04).