**No. 05RZ027 - Rezoning from No Use District to Office Commercial   ITEM 26
District**

 GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	**No. 05RZ027 - Rezoning from No Use District to Office Commercial District**
EXISTING LEGAL DESCRIPTION	The west 816 feet of the SW1/4NW1/4; the W1/2NW1/4SW1/4; and the NW1/4SW1/4SW1/4, all located in Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 54.7 acres
LOCATION	South of Interstate 90 and east of Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District
South:	No Use District
East:	No Use District
West:	General Agriculture District - General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Office
  Commercial District be continued to the **November 10, 2005** Planning Commission meeting.

GENERAL COMMENTS: **This staff report has been revised as of August 12, 2005. All
  revised and/or added text is shown in bold print.** This undeveloped property contains
  approximately 54.7 acres and is located south of Interstate 90 and east of Elk Vale Road.
  The subject property was annexed into the City effective May 4, 2003 and placed in a No
  Use Zoning District. The property located north of the subject property is zoned General
  Commercial District. The property located south and east of the subject property is zoned
  No Use District. The property located west of the subject property is zoned General
  Agriculture District and General Commercial District.

STAFF REVIEW: The subject property is identified on the Elk Vale Neighborhood Future Land
  Use Plan as appropriate for Office Commercial land uses with a Planned Commercial
  Development. Prior to completing the rezoning for this property, a Planned Development
  Designation application must be submitted. Staff is requesting this rezoning from No Use

No. 05RZ027 - Rezoning from No Use District to Office Commercial   **ITEM 26**
District

District to Office Commercial District be continued to the April 7, 2005 Planning Commission meeting in order to review the Planned Development procedure with the landowners. This item was continued at the February 24, 2005 Planning Commission meeting. The property owner has requested to meet with the Future Land Use Committee to review multiple land use designations for the subject property. As such, staff is recommending that this application be continued to the May 26, 2005 Planning Commission meeting to allow the applicant to meet with the Future Land Use Committee. (Revised 3-30-05) This item was continued at the April 7, 2004 Planning Commission meeting in order to allow the property owners to meet with the Future Land Use Committee. The Committee met with the landowners on May 6, 2005 and will continue to meet with the property owners on site May 27, 2005. As such, staff is requesting that this application be continued to the June 9, 2005 Planning Commission meeting to allow the landowners to meet with the Future Land Use Committee. (Revised 5-16-05) The Future Land Use Committee met on site with the property owners and continues to review the multiple land use designations for the subject property. As such, staff is requesting that this application be continued to the August 25, 2005 Planning Commission meeting to allow the landowners to meet with the Future Land Use Committee. (Revised 5-31-05) **The Future Land Use Committee and the property owners continue to review the multiple land use designations for the subject property. As such, staff is requesting that this application be continued to the November 10, 2005 Planning Commission meeting to allow the landowners to meet with the Future Land Use Committee. (Revised 8-12-05)**

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.