

STAFF REPORT
July 27, 2006

No. 06RZ020 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 38**

GENERAL INFORMATION:

PETITIONER	Barbara Fierro for WellSpring, Inc. and Calvary Lutheran Church
REQUEST	No. 06RZ020 - Rezoning from Medium Density Residential District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Lots 2 thru 15, 18 thru 23, 24 thru 34, Block 9, The Cottonwoods Subdivision, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.79 acres
LOCATION	3402 Cottonwood Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/27/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to Office Commercial District be continued to the August 10, 2006 Planning Commission meeting to be heard in conjunction with a Comprehensive Plan Amendment to the Long Range Comprehensive Plan.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the property from Medium Density Residential District to Office Commercial District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Long Range Comprehensive Plan to change the land use designation from residential to Office Commercial with a Planned Commercial Development. (See companion item #06CA019.)

The property is located east of Evergreen Drive, north of Cottonwood Street, west of 9th Avenue and south of Dover Street. Currently, Calvary Lutheran Church is located on the

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property.

STAFF REVIEW:

The local newspaper failed to run the legal advertisement notification for the associated Comprehensive Plan Amendment ten days prior to the Planning Commission meeting. As such, staff is recommending that this item be continued to the August 10, 2006 Planning Commission meeting to be heard in conjunction with the associated Comprehensive Plan Amendment.

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