

STAFF REPORT
October 26, 2006

No. 06RZ040 - Rezoning from Medium Density Residential District to General Commercial District **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for B&T Investments
REQUEST	No. 06RZ040 - Rezoning from Medium Density Residential District to General Commercial District
EXISTING LEGAL DESCRIPTION	<p>A portion of the SE1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northeasterly corner of the dedicated right-of-way of Severson Street as shown in Plat Book 29 on Page 128, and the Point of Beginning; Thence, first course: easterly, along the prolongation of the northerly boundary of Lot 3 of Corral Drive Subdivision, a distance of 470.00± feet, to a point on the westerly edge of the right-of-way of Lot H1 of the SE1/4 SE1/4 of said Section 16 (westerly edge of Sheridan Lake Road Right-of-Way); Thence, second course: southerly, along the westerly edge of the right-of-way of said Lot H1 of the SE1/4 SE1/4 of said Section 16, a distance of 370.00± feet, to an angle point on the westerly edge of said Lot H1 of the SE1/4 of the SE1/4 of said Section 16; Thence, third course: southwesterly, along the westerly edge of the right-of-way of said Lot H1 SE1/4 SE1/4 of said Section 16, a distance of 78.65± feet to an angle point on the westerly edge of said Lot H1 of the SE1/4 SE1/4 of said Section 16; Thence, fourth course: southerly, along the westerly edge of the right-of-way of said Lot H1 of the SE1/4 SE1/4 of said Section 16, a distance of 84.65± feet to the southwestly corner of the right-of-way of said Lot H1 SE1/4 SE1/4 of said Section 16, common to a point on the northerly boundary of Lot 1 of the SE1/4 SE1/4 of Section 16 (Corral Drive right-of-way); Thence, fifth course: westerly, along the northerly boundary of said Lot 1 of the SE1/4 SE1/4 of Section 16, a distance of 345.47± feet, to the southeasterly corner of the right-of-way of said Severson Street; Thence, sixth course: northerly, along the easterly edge of the right-of-way of said Severson Street, a distance of 89.41± feet, to a point of curve along the easterly edge of the right-of-way of said Severson Street; Thence, seventh course: northerly, along the easterly edge of the right-of-way of said Severson Street, curving to the left on a curve with a radius of 326.00 feet, a delta angle of 09 21'07", an arc</p>

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	length of 44.72± feet, to a point of tangency along the easterly edge of the right-of-way of said Severson Street; Thence, eighth course: northerly, along the easterly edge of the right-of-way of said Severson Street, a distance of 366.70± feet, to the northeasterly corner of the dedicated right-of-way of said Severson Street, and the Point of Beginning
PARCEL ACREAGE	Approximately 4.810 acres
LOCATION	At the northwest corner of the intersection of Sheridan Lake Road and Corral Drive
EXISTING ZONING	Medium Density Residential District (Planned Unit Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/28/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to General Commercial District be continued to the November 9, 2006 Planning Commission to be heard in conjunction with the associated Comprehensive Plan Amendment.

GENERAL COMMENTS:

The applicant is requesting a Rezone from Medium Density Residential to General Commercial on the subject property. In addition, the applicant has requested an Amendment to the Comprehensive Plan to change the land use designation from Residential to General Commercial with a Planned Commercial Development (06CA41) and a Major Amendment to a Planned Unit Development (06PD082).

The subject property is located north of Corral Drive and west of Sheridan Lake Road. Currently, the subject property is zoned Medium Density Residential and there is no structural development located on the property.

On October 20, 1997 City Council approved a Final Development Plan (#1624) with stipulations for the subject property.

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STAFF REVIEW:

The Rapid City Journal staff has notified City staff that the legal notification for the Comprehensive Plan Amendment was not published in the newspaper ten days prior to the Planning Commission meeting as required. As such, staff is recommending that this item be continued to the November 9, 2006 Planning Commission meeting to be heard in conjunction with the associated Comprehensive Plan Amendment.