

STAFF REPORT
February 22, 2007

**No. 07CA006 - Amendment to the Adopted Comprehensive Plan to
change the Land Use Designation from Industrial to Public**

ITEM 20

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07CA006 - Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from Industrial to Public
EXISTING LEGAL DESCRIPTION	A portion of Brewer Subdivision including Lots 1 and 2, formerly the balance of Outlot 3 of the SW1/4 NW1/4, Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.369 acres
LOCATION	South of the intersection East Tallent Street and Ash Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Light Industrial District
East:	Light Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	Public water and sewer
DATE OF APPLICATION	1/26/2007
REVIEWED BY	Jonathan Smith / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the Land Use Designation from Industrial to Public be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a request to Amend the Adopted Comprehensive Plan to change the land use designation of the subject property from Industrial to Public. The subject property consists of Lot 1 and Lot 2 of Brewers Subdivision, which is located south of the intersection of East Tallent Street and Ash Avenue. Lot 1 is currently void of any structural development. Lot 2 contains two structures both of which are two family dwellings. A Rezoning application (07RZ007) to change the zoning from Medium Density Residential to Public has been submitted in conjunction with this application.

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On February 13, 2007 the applicant requested the City to deny this request without prejudice.