

STAFF REPORT

April 5, 2007

No. 07RZ016 - Rezoning from General Commercial District to Office Commercial District

ITEM 32

GENERAL INFORMATION:

PETITIONER	enVision Design, Inc. for Plum Creek Development LLC
REQUEST	No. 07RZ016 - Rezoning from General Commercial District to Office Commercial District
EXISTING LEGAL DESCRIPTION	A tract of land located in the SW1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County South Dakota. more particularly described as follows: Commencing at the west one-quarter corner of said SW1/4 of Section 16; Thence S00°02'47"E a distance of 520.56 feet to the true point of beginning; Thence S64°12'46"E a distance of 216.53 feet; Thence S37°01'44"W a distance of 323.28 feet; Thence N00°02'47"W a distance of 352.28 feet to the true point of beginning containing an area of 1 acres more or less.
PARCEL ACREAGE	Approximately 1 acre
LOCATION	Southwest of the intersection of Elk Vale Road and Willowbend Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	General Commercial District (Planned Commercial Development)
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the Rezoning from General Commercial District to Office Commercial District be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to meet.

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GENERAL COMMENTS: This undeveloped property contains approximately one acre and is located southwest of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned General Commercial District with a Planned Commercial Development. Land located north of the subject property is zoned Office Commercial District with a Planned Commercial Development. Land located west of the subject property is zoned Limited Agriculture District by Pennington County. Land located south and east of the subject property is zoned General Commercial District with a Planned Commercial Development. In addition to this Rezoning application, the applicant has submitted a Comprehensive Plan Amendment for the subject property from General Agriculture to Office Commercial with a Planned Commercial Development (07CA011). In addition, the applicant has submitted three additional Rezoning applications and three Comprehensive Plan Amendments. The three Comprehensive Plan Amendments change the land use from General Agriculture to General Commercial with a Planned Commercial Development (07CA012, 07CA013, and 07CA015). The three Rezoning applications are to rezone one property from General Agriculture District to General Commercial District (07RZ017), one property from Office Commercial District to General Commercial District (07RZ018), and one property from Low Density Residential II District to General Commercial District (07RZ021).

STAFF REVIEW: Staff has reviewed this application in conjunction with the associated applications and requests that the item be continued to allow the Future Land Use Committee to review the related Comprehensive Plan Amendment requested by the applicant. The Committee will meet on March 30, 2007 to review the request.

Staff requests that this application be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the request and provide the Planning Commission with a recommendation.