

STAFF REPORT

April 5, 2007

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**No. 07RZ017 - Rezoning from General Agriculture District to General Commercial District** **ITEM 33**

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GENERAL INFORMATION:

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|----------------------------|---|
| PETITIONER                 | enVision Design, Inc. for Plum Creek Development LLC  |
| REQUEST                    | <b>No. 07RZ017 - Rezoning from General Agriculture District to General Commercial District</b>  |
| 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: beginning at the southwest corner of said SW1/4 of Section 16, monumented with a "Brass Cap"; Thence N00°02'47"W along the west line of said SW1/4 of Section 16 a distance of 659.14 feet; Thence N43°11'32"E a distance of 908.40 feet to the south line of the N1/2 of said SW1/4; Thence N89°56'28"E along said south line a distance of 764.34 feet; Thence S11°27'13"W a distance of 176.90 feet; Thence S00°00'00"E a distance of 425.77 feet; Thence N90°00'00"E a distance of 82.76 feet; Thence S47°24'00"E a distance of 55.30 feet; Thence S42°36'00"W a distance of 679.73 feet; Thence S36°48'24"E a distance of 230.78 feet to the south line of said SW1/4; Thence S89°58'32"W along said south line a distance of 1152.06 feet to the point of beginning, containing an area of 34 acres more or less. |
| PARCEL ACREAGE             | Approximately 34 acres  |
| LOCATION                   | Southeast of the intersection of Elk Vale Road and Willowbend Road  |
| EXISTING ZONING            | General Agriculture District  |
| SURROUNDING ZONING         |   |
| North:                     | Low Density Residential II District (Planned Residential Development)   |
| South:                     | Limited Agriculture District (Pennington County)  |
| East:                      | Low Density Residential II District (Planned Residential Development)   |
| West:                      | General Agriculture District  |
| PUBLIC UTILITIES           | City sewer and water  |
| DATE OF APPLICATION        | 3/9/2007  |

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REVIEWED BY

Karen Bulman / Todd Peckosh

**RECOMMENDATION:** Staff recommends that the Rezoning from General Agriculture District to General Commercial District be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the related Comprehensive Plan.

**GENERAL COMMENTS:** This undeveloped property contains approximately 34 acres and is located southeast of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned General Agriculture District. Land located north and east of the subject property is zoned Low Density Residential II District with a Planned Residential Development. Land located south of the subject property is zoned Limited Agriculture District by Pennington County. Land located west of the subject property is zoned General Agriculture District. In addition to this Rezoning application, the applicant has submitted a Comprehensive Plan Amendment for the subject property from General Agriculture to General Commercial with a Planned Commercial Development (07CA012). 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 (07CA011, 07CA013, and 07CA015). The three Rezoning applications are to rezone one property from General Commercial District to Office Commercial District (07RZ016), 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 recommends 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 Comprehensive Plan Amendment.

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 Comprehensive Plan Amendment and provide the Planning Commission with a recommendation.