

STAFF REPORT
September 20, 2007

No. 07RZ064 - Rezoning from General Agriculture to Medium Density Residential **ITEM 27**

GENERAL INFORMATION:

APPLICANT	Greg Amble for Good Samaritan Society
AGENT	FMG, Inc.
PROPERTY OWNER	Benedictine Convent of St. Martins
REQUEST	No. 07RZ064 - Rezoning from General Agriculture to Medium Density Residential
EXISTING LEGAL DESCRIPTION	SE1/4 SW1/4 and SW1/4 SE1/4 and NE1/4 SE1/4 and NW1/4 SE1/4, and SW1/4 NE1/4 and less Lot A of W1/2 SE1/4, Sections 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 199 Acres
LOCATION	West of S.D. Highway 79 (Sturgis Road) and south of Hidden Valley Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District - Low Density Residential District (Planned Residential Development) - General Agriculture District
East:	Low Density Residential District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture to Medium Density Residential be continued to the October 4, 2007 Planning Commission meeting due to a publication error by the Rapid City Journal.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the

STAFF REPORT
September 20, 2007

No. 07RZ064 - Rezoning from General Agriculture to Medium Density Residential ITEM 27

property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan (#07CA042) to eliminate two collector streets extending through the property. The applicant has also submitted a Planned Development Designation application (#07PD076) for the property. In addition, the applicant has submitted an Initial Residential Development Plan (#07PD075) to allow an assisted living center, a skilled care facility, a townhome development and an apartment complex to be constructed on approximately 200 acres. The development is intended to provide a senior citizen campus with a wide range of living options. The applicant has indicated that the development will be constructed in four phases and will be known as the "Good Samaritan St. Martin Senior Living Campus".

The property is located west of S.D. Highway 79, also known as Sturgis Road, and south of Hidden Valley Road. Saint Martins Drive, extending west from Sturgis Road and City Spring Road, extending from the south, provide access to the site. Currently, the property is void of any structural development.

STAFF REVIEW: The Rapid City Journal has notified staff that the Rezoning notification was not published as requested by staff. As such, staff is recommending that the Rezoning request from General Agriculture to Medium Density Residential be continued to the October 4, 2007 Planning Commission meeting due to a publication error by the Rapid City Journal.

Notification Requirement: The sign has been posted on the property and the certified mailings have been returned. Staff has received several calls of inquiry regarding this proposal.