

STAFF REPORT

April 24, 2008

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**No. 08CA010 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Public**

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**ITEM 12**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	<b>No. 08CA010 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Public</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract A of F & N Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the northwesterly corner Tract A of F & N Subdivision, and the point of beginning, Thence, first course: S89°48'53"E, along the northerly boundary of said Tract A, a distance of 168.32 feet; Thence, second course: S20°15'16"E, a distance of 114.68 feet; Thence, third course: S00°07'35"W, a distance of 571.08 feet; Thence, fourth course: N85°25'19"W, a distance of 207.67 feet, to a point on the westerly boundary of said Tract A; Thence, fourth course: N00°01'18"E, along the westerly boundary of said Tract A, a distance of 662.63 feet, to the northwesterly corner of said Tract A, and the point of beginning
PARCEL ACREAGE	Approximately 3.147 acres
LOCATION	Southwest of the intersection of Big Sky Drive and Degeest Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation) - Office Commercial District (Planned Development Designation)
South:	Low Density Residential District
East:	General Agriculture District
West:	Light Industrial District
PUBLIC UTILITIES	Rapid Valley Sanitary District Water/Sewer
DATE OF APPLICATION	3/28/2008

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REVIEWED BY

Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Public be Continued to the May 8, 2008 Planning Commission Meeting to allow the Applicant to submit additional information.

GENERAL COMMENTS: The applicant has submitted a request to amend the Comprehensive Plan to change 3.147 acres from General Commercial District with a Planned Commercial Development to Public District. This undeveloped property is located north of Sweet Briar Street, east of Jolly Lane, west of Neel Street and south of Homestead Street. The property to the north is currently zoned General Commercial District with a Planned Development Designation. The property to the south is currently zoned Low Density Residential The property to the east is currently zoned General Agricultural District and the property to west is currently zoned Light Industrial District.

An associated Rezone (# 08RZ008) to change the zoning designation from General Agricultural District to Public District and a Preliminary Plat (#08PL030) have been filed in conjunction with this request.

STAFF REVIEW:

On April 1, 2008, staff met with the applicant to discuss the proposed design and service boundaries of the sanitary sewer system for the development since the southern portion of the property is located within the Rapid Valley Sanitary District service area and the northern portion of the property is located within the City of Rapid City's service area. Staff is recommending that the Preliminary Plat be continued to the May 8, 2008 Planning Commission meeting with the applicant's concurrence to allow the service area issue to be addressed. Staff is also recommending that this item be continued to the May 8, 2008 Planning Commission meeting to allow it to be heard in conjunction with the associated Preliminary Plat.

Notification:

As of this writing the required sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the April 24, 2008 Planning Commission meeting if the notification requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.