

STAFF REPORT

May 8, 2008

No. 08CA011 - Amendment to the Comprehensive Plan to change the future land use designation from Office Commercial to Public

ITEM 13

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 08CA011 - Amendment to the Comprehensive Plan to change the future land use designation from Office Commercial to Public
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 of Lot 2 of Block 2 of Neff's Subdivision, and the point of beginning; Thence, first course: N85°25'19"W, a distance of 207.00 feet; Thence, second course: N00°07'35"E, a distance of 571.08 feet; Thence, third course: S20°15'16"E, a distance of 592.63 feet; Thence, fourth course: S00°09'08"W, a distance of 31.62 feet, to the northwesterly corner of said Lot 2 of Block 2 of Neff's Subdivision, and the point of beginning
PARCEL ACREAGE	Approximately 1.428 acres
LOCATION	Southwest of the intersection of Big Sky Drive and Degeest Drive and east of Elk Vale Road
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
REVIEWED BY	Jared Ball / Karley Halsted

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RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Office Commercial to Public be continued to the May 22, 2008 Planning Commission meeting to allow the applicant to submit additional information.

GENERAL COMMENTS:

(Update: April 24, 2008. All revised and/or added text is shown in bold.) This item was continued to the May 8, 2008 Planning Commission meeting to allow the applicant to submit additional information. To date, the information has not been submitted for review and approval. As such, staff recommends that this item be continued to the May 22, 2008 Planning Commission meeting.

The applicant has submitted a request to amend the Comprehensive Plan to change 1.428 acres from Office Commercial with a Planned Commercial Development to Public District. This undeveloped property is located north of Emily Lane, east of Neel Street, west of Degeest Drive and south of Homestead Street. The properties to the north is currently zoned Office Commercial District with a Planned Development Designation and General Commercial 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. The property to west is currently zoned Light Industrial District.

An associated Rezone (#08RZ011) to change the zoning designation from General Agricultural District to Office Commercial 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. In addition, the Future Land Use Committee will consider this request at their April 17, 2008 Future Land Use Committee meeting. **The Future Land Use Committee reviewed this request at their April 17, 2008 meeting and indicated that they concur with the request contingent upon the applicant demonstrating an adequate sanitary sewer system to serve the property.**

Notification:

As of this writing, the required sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received some inquiries, but no objections regarding the proposed request at the time of this writing.