

STAFF REPORT

May 8, 2008

**No. 08RZ010 - Rezoning from Low Density Residential District to
Office Commercial District**

ITEM 19

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 08RZ010 - Rezoning from Low Density Residential District to Office Commercial District
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 northeasterly of Tract B of Neff's Subdivision No. 4, common to a corner on the westerly boundary of Tract A of F & N Subdivision, and the point of beginning, Thence, first course: S89°44'04"E, along the westerly boundary of said Tract A, a distance of 112.99 feet, to a corner on the westerly boundary of said Tract A; Thence, second course: S13°51'21"E, a distance of 205.16 feet, to the northwesterly corner of Block 1 of Neff's Subdivision V, common to a point on the southerly boundary of said Tract A; Thence, third course: S00°07'01"W, along the southerly boundary of said Tract A, common to the westerly boundary of said Block 1, a distance of 148.23 feet, to a point on the southerly boundary of said Tract A; Thence, fourth course: N89°39'33"W, along the southerly boundary of said Tract A, a distance of 164.80 feet, to the southwesterly corner of said Tract A, common to the easterly boundary of said Tract B; Thence, fifth course: N00°29'28"E, along the westerly boundary of said Tract A, common to the easterly boundary of said Tract B, a distance of 346.97 feet, to the northeasterly of Tract B of Neff's Subdivision No. 4, common to a corner on the westerly boundary of Tract A of F & N Subdivision, and the point of beginning
PARCEL ACREAGE	Approximately 1.191 acres
LOCATION	East of the northern terminus of Jolly Lane and west of Sweetbriar Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING North:	General Agriculture District

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South: Suburban Residential District (Pennington County)
East: Low Density Residential District
West: Office Commercial District (Planned Commercial Development)

PUBLIC UTILITIES Rapid Valley Sanitary District Water/Sewer

DATE OF APPLICATION 3/28/2008

REVIEWED BY Jared Ball / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Office Commercial District 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. Not all additional information has been submitted. Staff recommends that this item be continued to the May 22, 2008 Planning Commission meeting.

The applicant has submitted a request to rezone 1.191 acres from Low Density Residential District to Office Commercial District. This undeveloped property is located east of Jolly Lane, west of Sweetbriar Street and south of Homestead Street. The property to the north is currently zoned General Agricultural District. The property to the south is currently zoned Suburban Residential District in Pennington County. The property to the east is currently zoned Low Density Residential District. The property to the west is currently zoned Office Commercial District with a Planned Commercial Development.

An associated Comprehensive Plan Amendment (#08CA013) to change the Future Land Use designation from Low Density Residential to Office Commercial with a Planned Commercial Development 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.

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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.