

STAFF REPORT
July 10, 2008

No. 08CA009 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development

ITEM 3

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Homestead Plaza, LLC
REQUEST	No. 08CA009 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	A portion of the E½ of the SW¼ of the NW¼, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the southwesterly corner of Lot 3 of Block 4 of Big Sky Business Park, common to the southeasterly corner of Lot 2 of Block 4 of Big Sky Business Park, and the point of beginning, Thence, first course: S89°47'32"E, along the southerly boundary of said Lot 3 of Block 4, a distance of 199.60 feet, to the southeasterly corner of said Lot 3 of Block 4; Thence, second course: S89°44'39"E, a distance of 30.00 feet; Thence, third course: S00°06'50"W, a distance of 1025.13 feet, to a point on the northerly boundary of Tract A of F & N Subdivision; Thence, fourth course: N89°48'13"W, along the northerly boundary of said Tract A, a distance of 229.83 feet; Thence, fifth course: N00°07'35"E, a distance of 1025.15 feet, to the southwesterly corner of said Lot 3 of Block 4, common to the southeasterly corner of said Lot 2 of Block 3, and the point of beginning
PARCEL ACREAGE	Approximately 5.406 acres
LOCATION	East of Elk Vale Road and west of Degeest Drive and south of Berniece Street
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	General Agriculture District

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East:	Medium Density Residential District (Planned Development Designation)
West:	General Commercial District (Planned Development Designation)
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development be continued to the **July 24, 2008** Planning Commission Meeting to allow the applicant to submit additional information.

General Comments:

(Update: June 27, 2008. All revised and/or added text is shown in bold.) This item was continued to the July 10, 2008 Planning Commission meeting to allow the applicant to submit the required information. To date, the information has not been submitted for review and approval. As such, staff recommends that this item be continued to the July 24, 2008 Planning Commission meeting.

The applicant has submitted a request to amend the Adopted Comprehensive Plan to change the land use designation of 5.406 acres from Office Commercial District with a Planned Commercial Development to General Commercial District with a Planned Commercial Development. This undeveloped property is located north of Big Sky Drive, east of Timmons Boulevard, west of Digest Drive and south of Bernice Street. The property to the north is currently zoned Office Commercial District with a Planned Commercial Development. The property to the south is currently zoned General Agriculture District. The property to the east is currently zoned Medium Density Residential District with a Planned Development Designation. The property to west is currently zoned General Commercial District with Planned Development Designation.

An associated Rezone (#08RZ007) to change the zoning designation from Office Commercial District to General 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

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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.