

STAFF REPORT
June 25, 2009

No. 09RZ026 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 11**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Edward J. and Patrice Lynch
REQUEST	No. 09RZ026 - Rezoning from Medium Density Residential District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Lots 31 and 32 of Block 18 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.16 acres
LOCATION	336 Meade Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	5/29/2009
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Rezoning from Medium Density Residential District to Office Commercial District be continued to the July 9, 2009 Planning Commission meeting.

GENERAL COMMENTS: This developed property contains approximately 0.16 acres and is located at 336 Meade Street. The property is zoned Medium Density Residential District. Land located north, south, and east of the property is zoned Medium Density Residential District. Land located west of the property is zoned Neighborhood Commercial District. Currently, a single family residence is located on the property.

The Comprehensive Land Use Plan identifies the use of the property as appropriate for residential land uses. At the April 23, 2009 Planning Commission meeting, an application for a Rezoning from Medium Density Residential District to Office Commercial District (#09RZ023) was denied without prejudice in conjunction with an Amendment to the

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Comprehensive Plan (#09CA007), to allow the applicant to resubmit a Comprehensive Plan Amendment with a Planned Commercial Development and a Rezoning application and an Initial Planned Commercial Development. On May 4, 2009, the City Council concurred and denied the rezoning application without prejudice. Applications to change the land use for this property from Residential to Office Commercial with a Planned Commercial Development (#09CA009) and Planned Commercial Development – Initial and Final Development Plan (#09PD021) have been submitted in conjunction with this Rezoning application.

STAFF REVIEW: The Future Land Use Committee has not had an opportunity to review the associated request to Amend the Comprehensive Plan from Residential to Office Commercial with a Planned Commercial Development. As such, Staff recommends that the Rezoning from Medium Density Residential District to Office Commercial District be continued to the July 9, 2009 Planning Commission meeting to allow the Future Land Use Committee to review the associated application to Amend the Comprehensive Plan and make a recommendation.