

STAFF REPORT
January 21, 2010

No. 09RZ057 - Rezoning from General Commercial District to Medium Density Residential District **ITEM 17**

GENERAL INFORMATION:

APPLICANT/AGENT	Marcy Morkert
PROPERTY OWNER	Marcy Morkert
REQUEST	No. 09RZ057 - Rezoning from General Commercial District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	The east 35 feet of the west 71 feet of Lot 21 of Block 38 of West Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.03 acres
LOCATION	814 Saint James Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/14/2009
REVIEWED BY	Jim Flaaen / Ted Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Medium Density Residential District be continued to the February 4, 2010 Planning Commission meeting.

GENERAL COMMENTS: The applicant originally proposed to rezone the property from General Commercial District to Low Density Residential District. Upon staff review, it was determined that rezoning the property from General Commercial District to Medium Density Residential District would be more consistent with the surrounding neighborhood zoning. The applicant subsequently amended the application to request rezoning the property from General Commercial District to Medium Density Residential District on January 12, 2010.

Adjacent properties to the north, south, east and west are zoned General Commercial District. Properties beginning one lot to the west are zoned Medium Density Residential District. The Long Range Comprehensive Plan indicates that this property is suitable for

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residential land uses.

The property is located east of Mount Rushmore Road on the north side of Saint James Street. A single family residence is currently located on the property.

STAFF REVIEW:

Upon staff review of the rezoning request, it was determined that rezoning the property from General Commercial District to Medium Density Residential District would be more consistent with the surrounding neighborhood zoning. In discussing the matter with the applicant, it was determined that they would amend the rezoning application to rezone the property from General Commercial District to Medium Density Residential District. Subsequently, the applicant amended the application on January 12, 2010. However, due to notification requirements, the application must be continued to the February 4, 2010 Planning Commission meeting.

Notification Requirement: The required sign has not been posted on the property and, as of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the February 4, 2010 Planning Commission meeting if this requirement has not been met. Staff has not received any calls of inquiry regarding this item.