

STAFF REPORT

February 6, 2003

No. 03RZ003 - Rezoning from Medium Density Residential District with an Office Commercial Designation to General Commercial District

ITEM 23

GENERAL INFORMATION:

PETITIONER	J. Scull Construction Service for Jim Scull, Jr.
REQUEST	No. 03RZ003 - Rezoning from Medium Density Residential District and Office Commercial District to General Commercial District
EXISTING LEGAL DESCRIPTION	Lot 10A, Block 1, Owen Mann Subdivision; and Lots 12 thru 16 less Lot H-2 and H-3, Block 1, Owen Mann Subdivision, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 acres
LOCATION	East of Federal Avenue along Kinney Avenue
EXISTING ZONING	Medium Density Residential District and Office Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	01/08/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District and Office Commercial District to General Commercial District be continued to the February 20, 2003 Planning Commission meeting to be heard in conjunction with a Planned Development Designation request.

GENERAL COMMENTS:

The applicant is seeking to rezone the above legally described property from Medium Density Residential District and Office Commercial District to General Commercial District. West Chicago Street is located along the north lot line, 32nd Street is located along the east lot line and Kinney Avenue is located along the west lot line. The Rezoning request includes an island of land located within the Kinney Avenue cul-de-sac. A vacant building is currently

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located on Lot 13. The balance of the property is void of any structural development. Lot 13 is currently zoned Office Commercial District with the remaining lot(s) zoned Medium Density Residential District.

STAFF REVIEW:

On January 24, 2003, the applicant submitted a Planned Development Designation request as a companion item to the Rezoning request. Due to the access issues relative to the location of the subject property, staff is recommending that the Rezoning request be continued to the February 20, 2003 Planning Commission meeting to be heard in conjunction with the Planned Development Designation.