

STAFF REPORT

March 27, 2003

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**No. 03RZ009 - Rezoning from Medium Density Residential District to General Commercial District**      **ITEM 24**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Delores Catron
REQUEST	<b>No. 03RZ009 - Rezoning from Medium Density Residential District to General Commercial District</b>
EXISTING LEGAL DESCRIPTION	Parcel A, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.44 acres
LOCATION	2700 Jackson Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Low Density Residential District
East:	Office Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/28/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to General Commercial District be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning on the subject property from Medium Density Residential District to General Commercial District. The property is located approximately 500 feet west of the Sheridan Lake Road/Jackson Boulevard intersection on the north side of Jackson Boulevard. Currently, the Catron-Osheim Funeral Home is located on the property.

STAFF REVIEW:

On March 12, 2003, the applicant requested that this item be denied without prejudice. On March 14, 2003, the applicant submitted a revised Rezoning request to rezone the subject property to Office Commercial District. In addition, the applicant submitted a Planned Development Designation request and a Comprehensive Plan Amendment to change the

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future land use designation of the subject property from residential to Office Commercial with a Planned Commercial Development. All three items will be heard at the April 10, 2003, Planning Commission meeting.