

STAFF REPORT

April 10, 2003

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**No. 03CA006 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.44 acre parcel of land from Residential to Office Commercial with a Planned Development Designation**

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**ITEM 29**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Delores Catron
REQUEST	<b>No. 03CA006 - Amendment to the Comprehensive Plan to change the future land use designation on a 1.44 acre parcel of land from Residential to Office Commercial with a Planned Development Designation</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	03/14/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on 1.44 acre parcel of land from Residential to Office Commercial with a Planned Development Designation be continued to the April 24, 2003 Planning Commission meeting.

GENERAL COMMENTS:

The applicant is proposing to change the land use designation on an existing funeral home located at 2700 Jackson Boulevard. The applicant is proposing to change the Zoning District Classification from Medium Density Residential to Office Commercial (03RZ014) with a Planned Development Designation (03PD012). In addition, the applicant is proposing to change the future land use designation from Residential to

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The proposed rezoning is on a 1.44 acre parcel of land. There is an existing funeral home located at the site. A building permit was issued for the funeral home in 1967. At that time, the property was zoned Class "B", which was a multi-family zoning district. Medical facilities were a permitted use in the Class "B" zoning district. In 1968, this zoning district was renamed to Medium Density Residential. The Funeral Home has approximately 70 parking spaces. Funeral Homes are not currently a permitted or conditional use in the Medium Density Residential Zoning District. The applicant wants to change the land use designation in order to bring the property into a conforming status.

STAFF REVIEW: This item was incorrectly advertised as required by the Rapid City Municipal Code. As such, staff is recommending that the amendment to the Comprehensive Plan be continued to the April 24, 2003 Planning Commission meeting to allow the request to be correctly advertised.