

STAFF REPORT

April 10, 2003

No. 03PD012 - Planned Development Designation

ITEM 30

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Delores Catron
REQUEST	No. 03PD012 - Planned Development Designation
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 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. In addition, the applicant is proposing to change the future land use designation from Residential to Office Commercial. (03CA006)

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

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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: There was an error in the required notification process for the associated Comprehensive Plan Amendment. As such, staff is recommending the Planned Development Designation request be continued to the April 24, 2004, Planning Commission meeting to allow the request to be heard in conjunction with the corresponding Comprehensive Plan Amendment request.