

STAFF REPORT

April 24, 2003

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

ITEM 34

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Delores Catron
REQUEST	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
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 **approved in conjunction with the corresponding Rezoning request and Planned Development Designation.**

GENERAL COMMENTS:

(Updates to the staff report are shown in bold.) This request was continued from the April 10, 2003 Planning Commission meeting to allow the request to be advertised correctly. The notice has been completed with the correct description. 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

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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 Office Commercial.

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: The 1974 Long Range Comprehensive Plan – 2000 is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee has not initiated an update for this area.

The lot to the east of the subject property is zoned Office Commercial, and it is currently being used for professional offices. The lots to the immediate west of the proposed rezoning is zoned Medium Density Residential. However, it is being used as a professional office. In addition, the lot two lots to the west is zoned Office Commercial. The lot in subject also fronts on a major arterial road, which leads to a high amount of visibility and accessibility which is more appropriate for a commercial use compared to a residential use.

The applicant is also proposing a Planned Development Designation so that in the future the number of uses at the site could be limited to approval by the Planning Commission and City Council. The Planned Development Designation would require an Initial and Final Development Plan for any future use, which has been determined not to be a minor amendment by the Planning Director. The Planned Development Designation would also ensure that the impacts of any future use, such as noise, lighting, signage, color, smoke, dust, odor, would all be mitigated prior to any approval.

Due to these reasons, Staff is recommending approval of the amendment to the Comprehensive Plan be changed from Medium Density Residential to Office Commercial with a Planned Development Designation. Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met.