

STAFF REPORT

June 5, 2003

No. 03PD021 - Planned Development Designation

ITEM 29

GENERAL INFORMATION:

PETITIONER	Donald Douma for Atonement Lutheran Church
REQUEST	No. 03PD021 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot A, Block 6, Northern Heights Subdivision, Section 25, T2N R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.85 acres
LOCATION	522 Anamosa Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/Low Density Residential District
South:	Medium Density Residential District
East:	General Commercial District w/Planned Commercial Development
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	05/02/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be continued to the June 26, 2003 Planning Commission meeting to allow the request to be heard in conjunction with the Rezoning from Low Density Residential to Office Commercial and a proposed Amendment to the Comprehensive Plan.

GENERAL COMMENTS: This property is located north of Anamosa Street and west of Haines Avenue. The property was annexed into the City of Rapid City in 1961. It is currently zoned Low Density Residential District. The Future Land Use Committee met with the property owner regarding the rezoning of this property. The Committee recommended approval of the rezoning of the subject property from Low Density Residential District to Office Commercial District with a Planned Development Designation and with an Amendment to the Comprehensive Plan to change the North Rapid Neighborhood Area Future Land Use Plan from Low Density Residential land use(s) to Office Commercial land use(s) with a Planned Development Designation.

STAFF REVIEW: An application for a Rezoning from Low Density Residential Zoning District

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to Office Commercial Zoning District (03RZ019) has been submitted in conjunction with the Planned Development Designation request. The Amendment to the Comprehensive Plan application was submitted late and will be considered on the June 26, 2003 Planning Commission Agenda. Therefore, Staff is requesting that the Planned Development Designation be continued until the June 26, 2003 Planning Commission meeting to allow the applications to be considered at the same meeting.