

STAFF REPORT

January 8, 2004

No. 03PD060 - Planned Development Designation

ITEM 13

GENERAL INFORMATION:

PETITIONER	WellSpring, Inc.
REQUEST	No. 03PD060 - Planned Development Designation
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5, Block 11, Bradsky Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.240 acres
LOCATION	1205 E. St. James Street
EXISTING ZONING	Medium Density Residential District/ Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District/Flood Hazard District
South:	Medium Density Residential District
East:	Flood Hazard District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/24/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Planned Development Designation be continued to the January 22, 2004 Planning Commission to allow the Planned Development Designation to be considered in conjunction with an Amendment to the Comprehensive Plan.

GENERAL COMMENTS: The applicant is requesting to rezone property located at 1205 E. St. James Street from Flood Hazard District to Office Commercial District on the east portion of the subject property and from Medium Density Residential District to Office Commercial District on the west portion of the subject property. Property located north of the subject property is zoned Medium Density Residential District and Flood Hazard District. Property located east of the subject property is zoned Flood Hazard District. Property located south and west of the subject property is zoned Medium Density Residential District. The applicant wishes to rezone the subject property Office Commercial with a Planned Residential Designation.

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Wellspring has indicated their plans are to extend therapeutic services for youth by enlarging their facility to accommodate an additional 48 youth a day. A portable building is planned to be placed on the proposed new parking lot until such time as adequate funds are available. An application to rezone Lots 1-3 of the subject property from Flood Hazard District to Office Commercial District (03RZ052) and an application to rezone Lots 4-5 of the subject property from Medium Density Residential District to Office Commercial District (03RZ053) have been submitted in conjunction with this Planned Development Designation. An Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to Office Commercial will be considered at the January 22, 2004 Planning Commission meeting.

STAFF REVIEW: The Comprehensive Plan currently indicates that the subject property is appropriate for Light Industrial land uses. An Amendment to the Comprehensive Plan to change the land use designation from Light Industrial to Office Commercial will be considered in conjunction with the rezoning of the property. As such, Staff recommends that the Planned Development Designation of this property be continued to the January 22, 2004 Planning Commission to allow the Planned Development Designation to be considered in conjunction with two rezoning applications and an Amendment to the Comprehensive Plan.

As of this writing, the sign has not been posted on the property, and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 8, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding this request.