

STAFF REPORT

January 22, 2004

No. 03PD060 - Planned Development Designation

ITEM 14

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 February 5, 2004 Planning Commission meeting to allow the Planned Development Designation to be considered in conjunction with the Amendment to the Comprehensive Plan.**

GENERAL COMMENTS: **This staff report has been revised as of January 13, 2004. All revised and/or added text is shown in bold print.** 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 Development 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) will be heard 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 also be considered at the January 22, 2004 Planning Commission meeting.

STAFF REVIEW: The legal description for the Amendment to the Comprehensive Plan was incorrect. The Amendment to the Comprehensive Plan will be re-advertised to be considered at the February 5, 2004 Planning Commission meeting. Staff recommends that the Planned Development Designation be continued to the February 5, 2004 Planning Commission meeting to be considered in conjunction with the Amendment to the Comprehensive Plan.

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 with a Planned Commercial Development will be considered in conjunction with the rezoning of the property.

As of this writing, the sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 22, 2004 Planning Commission meeting if these requirements have not been met. Staff has received **one** inquiry **but no** objections regarding this request.