

STAFF REPORT
September 23, 2004

**No. 04RZ044 - Rezoning from Medium Density Residential District ITEM 20
to General Commercial District**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 04RZ044 - Rezoning from Medium Density Residential District to General Commercial District
EXISTING LEGAL DESCRIPTION	Beginning at a point N89°44'10"E and a distance of 80.00' from the SE corner of Lot M of the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota: Thence First Course: N00°15'50"W - 379.98'; Thence Second Course: S89°38'28"W - 80.00'; Thence Third Course: N00°15'25"W - 714.05'; Thence Fourth Course: N89°42'58"E - 40.76'; Thence Fifth Course: Along an arc to the right with a chord bearing S88°05'47"E a distance of 221.85' which radius is 2906.00' an arc distance of 221.90'; Thence Sixth Course: Along an arc to the right with a chord bearing S84°31'20"E a distance of 103.66' which radius is 2142.00' an arc distance of 103.67'; Thence Seventh Course: S00°04'37"E - 1076.46'; Thence Fourth Course: N90°00'00"W - 282.17' to the Point of Beginning, containing 8.4 Acres more or less
PARCEL ACREAGE	Approximately 8.4 Acres
LOCATION	Lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street)
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	Light Industrial District
South:	Medium Density Residential
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	8/19/2004
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Rezoning from Medium Density

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Residential District to General Commercial District be continued to the **October 7, 2004** Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: **This staff report has been revised as of September 10, 2004. All revised and/or added text is shown in bold print.** This undeveloped property contains approximately 8.4 acres and is located south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street).

The property located north of the subject property is zoned Light Industrial District. The property located west of the subject property is zoned General Commercial District. The property located south of the subject property is zoned Medium Density Residential District. The property located east of the subject property is zoned General Agriculture District.

The property owner has submitted several applications in conjunction with this rezoning request including; rezoning from General Agriculture District to General Commercial District (04RZ039), Comprehensive Plan Amendment to change the land use from Medium Density Residential to General Commercial with a Planned Commercial Development (04CA039), and two Comprehensive Plan Amendment to change the land use from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development (04CA033 and 04CA038).

STAFF REVIEW: The applicant has requested to meet with the Future Land Use Committee and requests that this application be continued. Therefore, Staff recommends that this proposed rezoning from Medium Density Residential District to General Commercial District be continued to the September 23, 2004 Planning Commission meeting to allow the Future Land Use Committee to meet with the applicant. **The Future Land Use Committee met with the applicant on September 10, 2004. Due to the length of the meeting, the Committee will meet again on September 17, 2004 to review the application. Staff recommends that this application be continued to the October 7, 2004 Planning Commission meeting to allow the Future Land Use Committee to review the application and provide their recommendation (Revised 9-10-04).**