

STAFF REPORT
April 21, 2005

**No. 05PD025 - Planned Commercial Development - Initial and Final
Development Plan**

ITEM 32

GENERAL INFORMATION:

PETITIONER	TSP Three, Inc. for Children's Care Rehabilitation and Development Center
REQUEST	No. 05PD025 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 4, Old Rodeo Subdivision, located in the NW1/4 of the SW1/4 of the NE1/4 of the SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.84 Acres
LOCATION	At the northern terminus of Jordan Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	Pennington County
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/24/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the May 5, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Commercial Development request to allow a children's medical clinic with associated offices to be constructed on the property.

In August of 1998, the City Council approved a Planned Development Designation for a 28

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acre parcel, including the subject property. The property is located at the northern terminus of Jordan Drive and is void of any structural development.

STAFF REVIEW:

The applicant has submitted a written statement requesting that this item be continued to the May 5, 2005 Planning Commission meeting. As such, staff is recommending that the Initial and Final Planned Commercial Development request be continued as requested by the applicant.