

STAFF REPORT  
October 5, 2006

---

**No. 06CA031 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development**

---

**ITEM 40**

GENERAL INFORMATION:

PETITIONER	Lise A. Balk-King, Robert E. Hurlbut, Ken Hunter, Bryan Sykora, Phil Spizzirri, Virginia S. Clark and Les Odegaard
REQUEST	<b>No. 06CA031 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lots 19 thru 24, Block 3; Lots 1 thru 4, 21 thru 24, Block 4, Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .85 acres
LOCATION	South of St. Joseph Street between 12th Street and West Boulevard
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District
East:	Office Commercial District
West:	General Commercial District
PUBLIC UTILITIES	There are existing City services within the subject property, but they may be non-conforming and potentially inadequate to serve the needs of more intense uses allowed by the proposed zoning accompanying this application.
DATE OF APPLICATION	9/21/2006
REVIEWED BY	Rodney Proffitt / Todd Peckosh

RECOMMENDATION:

Staff will provide a recommendation at the October 5, 2006 Planning Commission meeting.