

STAFF REPORT
April 5, 2007

No. 07RZ018 - Rezoning from Office Commercial District to General Commercial District

ITEM 34

PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the Rezoning from Office Commercial District to General Commercial District be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the related Comprehensive Plan Amendment.

GENERAL COMMENTS: This undeveloped property contains approximately 10 acres and is located southeast of the intersection of Elk Vale Road and Willowbend Road. The property is currently zoned Office Commercial District with a Planned Commercial Development. Land located north of the subject property is zoned Limited Agriculture District by Pennington County. Land located south of the subject property is zoned General Commercial District with a Planned Commercial Development. Land located west of the subject property is zoned Office Commercial District with a Planned Commercial Development. Land located east of the subject property is zoned Low Density Residential II District with a Planned Residential Development. In addition to this Rezoning application, the applicant has submitted a Comprehensive Plan Amendment for the subject property from General Agriculture to Office Commercial with a Planned Commercial Development (07CA013). In addition, the applicant has submitted three additional Rezoning applications and three Comprehensive Plan Amendments. The three Comprehensive Plan Amendments change the land use from General Agriculture to General Commercial with a Planned Commercial Development (07CA012, 07CA011, and 07CA015). The three Rezoning applications are to rezone one property from General Agriculture District to General Commercial District (07RZ017), one property from General Commercial District to Office Commercial District (07RZ016), and one property from Low Density Residential II District to General Commercial District (07RZ021).

STAFF REVIEW: Staff has reviewed this application in conjunction with the associated applications recommends that the item be continued to allow the Future Land Use Committee to review the related Comprehensive Plan Amendment requested by the applicant. The Committee will meet on March 30, 2007 to review the Comprehensive Plan Amendment request.

Staff requests that this application be continued to the April 26, 2007 Planning Commission meeting to allow the Future Land Use Committee to review the Comprehensive Plan Amendment and provide the Planning Commission with a recommendation.