

STAFF REPORT
September 6, 2007

**No. 07RZ050 - Rezoning from Neighborhood Commercial District to
General Commercial District**

ITEM 51

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 07RZ050 - Rezoning from Neighborhood Commercial District to General Commercial District
EXISTING LEGAL DESCRIPTION	The west 250 feet of Lot 2 of Hansen Heights, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.74 acres
LOCATION	320 East St. Patrick
EXISTING ZONING	Neighborhood Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Neighborhood Commercial District
East:	General Commercial District
West:	Neighborhood Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/7/2007
REVIEWED BY	Loren Fuhrmann / Mary Bosworth/ Marcia Elkins

RECOMMENDATION:

Staff will bring forward a recommendation to the Planning Commission at the September 6, 2007 Planning Commission meeting.

GENERAL COMMENTS:

This staff report has been revised as of August 30, 2007. All revised and/or added text is shown in bold print. This item was continued at the August 23, 2007 Planning Commission meeting at the applicant's request to allow the developer to explore additional options. On August 22, 2007, the applicant submitted a Planned Development Designation application to be considered in conjunction with the Rezoning request. Staff is currently reviewing the request and will bring forward a recommendation to the Planning Commission at the September 6, 2007 Planning Commission meeting.

This staff report has been revised as of August 15, 2007. All revised and/or added text is shown in bold print. This item was continued at the August 9, 2007 Planning Commission meeting at the applicant's request to allow the developer to explore additional options. The applicant has

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indicated that they will be submitting a Planned Development Designation application in the near future. Staff is recommending that the request be continued to the September 6, 2007 Planning Commission meeting to allow the applicant to submit that request and allow the Planning Commission to consider the request at that time.

The staff report has been revised as of August 3, 2007. All revised and/or added text is shown in bold print. This item was continued at the July 26, 2007 Planning Commission meeting at the applicant's request to allow the developer to explore additional options. The applicant has indicated that they will be submitting a Planned Development Designation application in the near future. Staff is recommending that the request be continued to the August 23, 2007 Planning Commission meeting to allow the applicant to submit that request and allow the Planning Commission to consider the request at that time.

The staff report has been revised as of July 16, 2007. All revised and/or added text is shown in bold print. This item was continued to the July 26, 2007 Planning Commission by the staff. The applicant's representative met with City staff to review the proposed uses of the site, the appropriate zoning of the property and the compatibility with the adjacent residential landowners. The applicant has requested that this item be continued to the August 9, 2007 Planning Commission meeting.

The property is located at 320 East Saint Patrick Street, northeast of the intersection of East Saint Patrick Street and Elm Avenue. This property contains approximately 1.74 acres. A vacant building, formerly occupied by Rising Star Gymnastics, is currently located on the property. The property is located within the municipal boundaries of the City of Rapid City.

The applicant is requesting that the property be rezoned from Neighborhood Commercial District to General Commercial District. The land located north of the proposed rezoning site is zoned Low Density Residential District. The land located east of the proposed rezoning site is zoned General Commercial District. The land located south of the proposed rezoning site is zoned Neighborhood Commercial District. The land located west of the proposed rezoning site is zoned Neighborhood Commercial District.

On September 20, 2001 the Planning Commission recommended denial of the application for a Rezoning from Neighborhood Commercial District to General Commercial District (#01RZ053) for the property located to the east of the subject property. However, on October 1, 2001, the City Council approved the application for a Rezoning from Neighborhood Commercial District to General Commercial District for the property located to the east of the subject property.

STAFF REVIEW:

The applicant's representative has requested a meeting with City staff to review the proposed uses of the site, the appropriate zoning of the property and the compatibility with the adjacent residential landowners. For this reason, staff recommends that this request be continued to the July 26, 2007 Planning Commission meeting.

Staff has noted that the mailing receipts and green cards have been returned to the Growth Management Department. The proper sign has been posted on the subject property.

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Staff recommends that the Rezoning from Neighborhood Commercial District to General Commercial District be continued to the July 26, 2007 Planning Commission meeting.

As noted above, staff will bring forward a recommendation to the Planning Commission at the September 6, 2007 Planning Commission meeting.