

STAFF REPORT
December 6, 2007

No. 07RZ075 - Rezoning from Office Commercial District to General Commercial District

ITEM 33

GENERAL INFORMATION:

APPLICANT	James and Pamela Giese
AGENT	Lynn Livingston
PROPERTY OWNER	James and Pamela Giese
REQUEST	No. 07RZ075 - Rezoning from Office Commercial District to General Commercial District
EXISTING LEGAL DESCRIPTION	Lots 19 and 20 of Block 3 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.16 acres
LOCATION	1021 St. Joseph Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/9/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from Office Commercial District to General Commercial District be continued to the January 10, 2008 Planning Commission meeting at the request of the applicant.

GENERAL COMMENTS:

The applicant has submitted a request to rezone a 0.16 acre parcel from Office Commercial District to General Commercial District. The property is located at 1021 St. Joseph Street. The property is located within the Rapid City Historic District. Currently a single family residence, and a detached accessory building are located on the property. A request to change the Future Land use designation on the property (#07CA060) from Office Commercial with a Planned Commercial Development to General Commercial with a Planned Commercial Development

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has been filed in conjunction with this rezoning request.

The property was rezoned (#06RZ034) from High Density Residential District to Office Commercial District on October 16, 2006. A request to change the (#06CA031) Future Land Use Designation from Residential to Office Commercial with a Planned Commercial Development was approved by Council on October 16, 2006. A Planned Development Designation (#06PD074) was placed on the property on September 27, 2006.

STAFF REVIEW:

Staff recommends that this item be continued to the January 10, 2008 Planning Commission meeting at the request of the applicant.