No. 08RZ008 - Rezoning from General Agriculture District to Public District   ITEM 17

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	**No. 08RZ008 - Rezoning from General Agriculture District to Public District**
EXISTING LEGAL DESCRIPTION	A portion of Tract A of F&N Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the northwesterly corner Tract A of F & N Subdivision, and the point of beginning, Thence, first course: S89º48'53"E, along the northerly boundary of said Tract A, a distance of 168.32 feet; Thence, second course: S20º15'16"E, a distance of 707.30 feet; Thence, third course: S00º09'08"W, a distance of 31.62 feet, to the northwesterly corner of Block 2 of Neff's Subdivision No. 2; Thence, fourth course: N85º25'19"W, a distance of 414.67 feet, to a point on the westerly boundary of said Tract A; Thence, fifth course: N00º01'18"E, along the westerly boundary of said Tract A, a distance of 662.63 feet, to the northwesterly corner of said Tract A, and the point of beginning
PARCEL ACREAGE	Approximately 4.545 acres
LOCATION	Southwest of the intersection of Big Sky Drive and Degeest Drive and east of Elk Vale Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation) - Office Commercial District (Planned Development Designation)
South:	Low Density Residential District
East:	General Agriculture District
West:	Light Industrial District
PUBLIC UTILITIES	Rapid Valley Sanitary District Water/ Sewer
DATE OF APPLICATION	3/28/2008

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District**

REVIEWED BY   Jared Ball / Karley Halsted

RECOMMENDATION:
Staff recommends that the Rezoning from General Agriculture District to Public District be
continued to the May 8, 2008 Planning Commission meeting to allow the Applicant to submit
additional information.

GENERAL COMMENTS: The applicant has submitted a request to rezone 4.545 acres from
General Agricultural District to Public District. This undeveloped property is located north of
Sweet Briar Street, east of Jolly Lane, west of Neel Street and south of Homestead Street. The
properties to the north are currently zoned Office Commercial District with a Planned
Development Designation and General Commercial District with a Planned Development
Designation. The property to the south is currently zoned Low Density Residential District, the
property to the east is currently zoned General Agricultural District and the property to west is
currently zoned Light Industrial District.

An associated Comprehensive Plan Amendment (#08CA010) to change the Future Land Use
designation from General Commercial to Public and a Preliminary Plat (#08PL030) have been
filed in conjunction with this request.

STAFF REVIEW:
On April 1, 2008, staff met with the applicant to discuss the proposed design and service
boundaries of the sanitary sewer system for the development since the southern portion of the
property is located within the Rapid Valley Sanitary District service area and the northern portion
of the property is located within the City of Rapid City's service area. Staff is recommending
that the Preliminary Plat be continued to the May 8, 2008 Planning Commission meeting with
the applicant's concurrence to allow the service area issue to be addressed. Staff is also
recommending that this item be continued to the May 8, 2008 Planning Commission meeting to
allow it to be heard in conjunction with the associated Preliminary Plat.

Notification:
As of this writing the required sign has been posted on the property, but the receipts from the
certified mailing have not been returned. Staff will notify the Planning Commission at the April
24, 2008 Planning Commission meeting if the notification requirements have not been met.
Staff has received no inquiries or objections regarding the proposed request at the time of this
writing.