

STAFF REPORT
April 24, 2008

No. 08RZ009 - Rezoning from Low Density Residential District to Public District **ITEM 18**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 08RZ009 - Rezoning from Low Density Residential 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 Block 2 of Neff's Subdivision No.2, and the point of beginning, Thence, first course: S00°14'20"W, along the westerly boundary of said Block 2, a distance of 128.02 feet, to the northeasterly corner of Block 1 of Neff Subdivision V; Thence, second course: S84°01'28"W, along the northerly boundary of said Block 1, a distance of 365.67 feet, to the northwesterly corner of said Block 1; Thence, third course: N13°51'21"W, a distance of 205.16 feet, to a corner on the westerly boundary of Tract A of F & N Subdivision; Thence, fourth course: S85°25'19"E, a distance of 414.67 feet, to the northwesterly corner Block 2 of Neff's Subdivision No.2, and the point of beginning
PARCEL ACREAGE	Approximately 1.46 acres
LOCATION	Southwest of the intersection of Big Sky Drive and Degeest Drive and east of Elk Vale Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Water/Sewer
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Jared Ball / Mary Bosworth

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RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential 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 1.46 acres from Low Density Residential 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 property to the north is currently zoned General Agricultural District. The property to the south is currently zoned Low Density Residential District. The property to the east is currently zoned Suburban Residential District in Pennington County. The property to the west is currently zoned Low Density Residential.

An associated Comprehensive Plan Amendment (#08CA012) to change the Future Land Use designation from Low Density Residential 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.