

STAFF REPORT  
May 8, 2008

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**No. 08CA015 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Neighborhood Commercial to Medium Density Residential**

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**ITEM 22**

GENERAL INFORMATION:

APPLICANT/ AGENT	Jami Carpenter
PROPERTY OWNER	James N. and Jami Carpenter
REQUEST	<b>No. 08CA015 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Neighborhood Commercial to Medium Density Residential</b>
EXISTING LEGAL DESCRIPTION	Lot A of Tract A less Lot H2 of Block 3, McMahon Industrial Park No. 2, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.01 acres
LOCATION	4144 Haines Avenue
EXISTING ZONING	Neighborhood Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District - Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	4/1/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Neighborhood Commercial to Medium Density Residential be denied without prejudice at the applicant's request.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the Future Land Use Plan to change 1.01 acres from Neighborhood Commercial District to Medium Density Residential District. This undeveloped property is located east of Haines Avenue and south of Country Road. The properties to the north, south and east are currently zoned Low Density Residential District. The properties to the west are currently zoned Low Density Residential District and Medium Density Residential District.

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An associated Rezoning request (#08RZ013) to change the zoning designation from Neighborhood Commercial District to Medium Density Residential District has been filed in conjunction with this request.

STAFF REVIEW: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Neighborhood Commercial to Medium Density Residential be denied without prejudice at the applicant's request.