

# STAFF REPORT

June 26, 2008

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## **No. 08CA010 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Public**

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**ITEM 15**

### GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	<b>No. 08CA010 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Public</b>
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: S89°48'53"E, along the northerly boundary of said Tract A, a distance of 168.32 feet; Thence, second course: S20°15'16"E, a distance of 114.68 feet; Thence, third course: S00°07'35"W, a distance of 571.08 feet; Thence, fourth course: N85°25'19"W, a distance of 207.67 feet, to a point on the westerly boundary of said Tract A; Thence, fourth course: N00°01'18"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 3.147 acres
LOCATION	Southwest of the intersection of Big Sky Drive and Degeest Street
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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REVIEWED BY

Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from General Commercial to Public be Continued to the **July 10, 2008** Planning Commission Meeting.

GENERAL COMMENTS:

**(Update: June 13, 2008. All revised and/or added text is shown in bold.) This item was continued to the June 5, 2008 Planning Commission meeting to allow the applicant to submit required information. To date, the information has not been submitted for review and approval. As such, staff recommends that this item be continued to the July 10, 2008 Planning Commission meeting.**

The applicant has submitted a request to amend the Comprehensive Plan to change 3.147 acres from General Commercial District with a Planned Commercial Development 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 Commercial District with a Planned Development Designation. The property to the south is currently zoned Low Density Residential The property to the east is currently zoned General Agricultural District and the property to west is currently zoned Light Industrial District.

An associated Rezone (# 08RZ008) to change the zoning designation from General Agricultural District to Public District 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. In addition, the Future Land Use Committee will consider this request at their April 17, 2008 Future Land Use Committee meeting. The Future Land Use Committee reviewed this request at their April 17, 2008 meeting and indicated that they concur with the request contingent upon the applicant demonstrating an adequate sanitary sewer system to serve the property.

Notification:

As of this writing, the required sign has been posted on the property, and the receipts from

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the certified mailing have been returned. Staff has received some inquiries, but no objections regarding the proposed request at the time of this writing.