

STAFF REPORT
June 26, 2008

No. 08CA020 - Amendment to the Adopted Comprehensive plan to change the Future Land Use Plan from Light Industrial to General Commercial

ITEM 25

GENERAL INFORMATION:

APPLICANT/AGENT	Melanie Lien Palm
PROPERTY OWNER	Nine Liens
REQUEST	No. 08CA020 - Amendment to the Adopted Comprehensive plan to change the Future Land Use Plan from Light Industrial to General Commercial
EXISTING LEGAL DESCRIPTION	The balance of Lot 1 of Silver Strike Subdivision in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 37.81 acres
LOCATION	2203 Distribution Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Heavy Industrial District
South:	General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	Private water and sewer
DATE OF APPLICATION	5/28/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the Future Land Use Plan from Light Industrial to General Commercial be continued to the July 10, 2008 Planning Commission meeting to be heard in conjunction with the associated Rezoning (#08RZ020).

GENERAL COMMENTS: The applicant has submitted this Amendment to the Adopted Comprehensive Plan to change the Future Land Use Plan from Light Industrial to General Commercial. This undeveloped property contains approximately 37.81 acres and is located north of East Mall Drive and west of Dyess Avenue. In addition, the applicant has submitted a Rezoning request (#08RZ020) to change the zoning designation of the property from General Agriculture District to General Commercial District. Land located south and west of

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the property is zoned General Commercial District. Land located north of the property is zoned Heavy Industrial District. Land located east of the property is zoned General Agricultural District. The Northeast Area Future Land Use Plan indicates that this property is appropriate for Light Industrial development.

STAFF REVIEW:

The Rapid City Journal staff has notified City staff that the legal notification for the associated Rezoning request was not published in the newspaper fourteen days prior to the Planning Commission meeting as required. As such, staff is recommending that this item be continued to the July 10, 2008 Planning Commission meeting to allow the legal notification requirement to be met.