

STAFF REPORT
December 4, 2008

No. 08RZ043 - Rezoning from Low Density Residential District to General Commercial District **ITEM 10**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Catron Boulevard Investors II, LLC
REQUEST	No. 08RZ043 - Rezoning from Low Density Residential District to General Commercial District
EXISTING LEGAL DESCRIPTION	Tract A of Meadow View Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.374 acres
LOCATION	North of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District (Planned Unit Development)
East:	General Agriculture District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/10/2008
REVIEWED BY	Karen Bulman / Ted Johnson

RECOMMENDATION: Based on the recommendations of the Future Land Use Committee on the related Comprehensive Plan Amendments, staff recommends that the Rezoning from Low Density Residential District to General Commercial District be denied without prejudice.

GENERAL COMMENTS: **(Update, November 12, 2008. All revised and/or added text is shown in bold print.) This item was to be heard at the November 6, 2008 Planning Commission Meeting. However, due to inclement weather, the Planning Commission was unable to meet. Staff sent new notices to the surrounding property owners and republished the public hearing notice. The applicant is in concurrence with the denial without prejudice.** This undeveloped property contains approximately 7.374 acres and is located north of Catron Boulevard and east of S.D. Highway 16. The property is currently

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zoned Low Density Residential District with a Planned Residential Development. Land located north of the property is zoned Park Forest District. Land located south of the property is zoned Low Density Residential District with a Planned Unit Development. Land located east of the property is zoned General Agriculture District. Land located west of the property is zoned Medium Density Residential District with a Planned Residential Development. The property is currently undeveloped.

The US Highway 16 Neighborhood Future Land Use Plan indicates that this property is appropriate for Planned Residential Development with one dwelling unit per acre land use. An application to change the land use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development (#08CA039) has been submitted in conjunction with this Rezoning application. In addition, the applicant has submitted a Comprehensive Plan Amendment for adjacent property to change the land use designation from Planned Residential Development with one dwelling unit per acre to General Commercial with a Planned Commercial Development (#08CA038) and an application to rezone adjacent property from Low Density Residential District to General Commercial District (#08RZ042).

STAFF REVIEW: The Future Land Use Committee met October 16, 2008 and reviewed the associated Comprehensive Plan Amendment and recommended to deny the proposed request as the property was surrounded by residential, agricultural and park forest uses. The applicant has been informed and at this time will not object with the determination of the Future Land Use Committee. The applicant has agreed to withdraw this application and did not post the sign or send out the certified letters to the surrounding properties.

Based on the recommendations of the Future Land Use Committee, staff recommends that the Rezoning from Low Density Residential District to General Commercial District be denied without prejudice.