

STAFF REPORT
June 25, 2009

No. 09CA009 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development

ITEM 10

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Edward J. and Patrice Lynch
REQUEST	No. 09CA009 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lots 31 and 32 of Block 18 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.16 acres
LOCATION	336 Meade Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	5/29/2009
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development be continued to the July 9, 2009 Planning Commission meeting.

GENERAL COMMENTS: This developed property contains approximately 0.16 acres and is located at 336 Meade Street. The property is currently zoned Medium Density Residential District. Land located north, south, and east of the property is zoned Medium Density Residential District. Land located west of the property is zoned Neighborhood Commercial District. A single family residence is currently located on the property.

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The Adopted Comprehensive Land Use Plan indicates that this property is appropriate for Residential land uses. At the April 23, 2009 Planning Commission meeting, an application for an Amendment to the Comprehensive Plan to change the land use designation from Residential to Office Commercial (#09CA007) was denied without prejudice to allow the applicant to resubmit a Comprehensive Plan Amendment with a Planned Commercial Development. Applications to rezone the property from Medium Density Residential District to Office Commercial District (#09RZ026) and Planned Commercial Development – Initial and Final Development Plan (#09PD021) have been submitted in conjunction with this Comprehensive Plan Amendment.

STAFF REVIEW: The Future Land Use Committee has not had an opportunity to review the requested change in the Comprehensive Plan. As such, staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Office Commercial with a Planned Commercial Development be continued to the July 9, 2009 Planning Commission meeting to allow the Future Land Use Committee to review the application and make a recommendation.