

STAFF REPORT  
June 25, 2009

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**No. 09PD021 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 12**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Edward J. and Patrice Lynch
REQUEST	<b>No. 09PD021 - Planned Commercial Development - Initial and Final Development Plan</b>
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	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the July 9, 2008 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Commercial Development Plan to construct a parking lot on the property. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Future Land Use Plan (File #09CA009) to change the future land use designation from Residential to Office Commercial with a Planned Commercial Development. The applicant has also submitted a Rezoning request (File #09RZ026) to change the zoning designation from Medium Density Residential District to Office Commercial District.

The property is located 70 feet east of the intersection of 5<sup>th</sup> Street and Meade Street on the

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north side of Meade Street. Currently, a single family residence is located on the property. The applicant has indicated that the residence will be removed and a parking lot will be constructed in order to provide additional parking for an existing dental office located on an adjacent property.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Commercial Development request and has noted the following considerations:

Future Land Use Committee: The Future Land Use Committee will consider the associated Comprehensive Plan Amendment to the Future Land Use Plan on June 18, 2009. Since the proposed parking lot is not a permitted use in the existing Medium Density Residential zoning designation, staff recommends that this item be continued to allow the Future Land Use Committee to review the proposed change in the land use designation.

Staff recommends that the Initial and Final Commercial Development Plan be continued to the July 9, 2009 Planning Commission meeting to allow the Future Land Use Committee to review the associated Comprehensive Plan Amendment request.

Notification Requirement: As of this writing, the receipts for the certified mailing requirement have not been returned. Staff will notify the Planning Commission at the June 25, 2009 Planning Commission meeting if this requirement has not been met.