

STAFF REPORT
May 27, 2010

No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development

ITEM 8

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Mollers Limited Partnership
REQUEST	No. 10CA015 - Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	A portion of Lot 1 of Eastbrooke Subdivision, a portion of the S½ of vacated St. Louis Street right-of-way and a portion of Racine Street right-of way, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the northwesterly corner of Lot 1 of Eastbrooke Subdivision, and the point of beginning, Thence first course: S89°51'08"E, along the northerly boundary of said Lot 1, a distance of 17.37 feet; Thence second course: N00°16'04"E, along the northerly boundary of said Lot 1, a distance of 4.07 feet; Thence third course: S89°49'26"E, along the northerly boundary of said Lot 1, a distance of 467.30 feet, to the northeasterly corner of said Lot 1; Thence fourth course: S89°09'06"E, a distance of 28.63 feet; Thence fifth course: N00°12'18"E, a distance of 4.94 feet; Thence sixth course: S89°30'42"E, a distance of 31.32 feet; Thence seventh course: S00°02'43"W, a distance of 128.60 feet; Thence eighth course: N89°57'17"W, a distance of 545.03 feet, to a point on the westerly boundary of said Lot 1; Thence ninth course: N00°13'38"E, along the westerly boundary of said Lot 1, a distance of 121.33 feet, to the northwesterly corner of said Lot 1 and the point of beginning
PARCEL ACREAGE	Approximately 1.562 acres
LOCATION	North of East Omaha Street between Waterloo Street and Racine Street
EXISTING ZONING	Medium Density Residential District

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SURROUNDING ZONING

North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Flood Hazard District

PUBLIC UTILITIES City water and sewer

DATE OF APPLICATION 4/30/2010

REVIEWED BY Patsy Horton / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Medium Density Residential to Office Commercial with a Planned Commercial Development be continued at the applicant's to the June 10, 2010 Planning Commission meeting.

GENERAL COMMENTS: The applicant has requested that the Amendment be continued to the June 10, 2010 Planning Commission meeting to allow the associated Rezoning application to be heard concurrently. As such, staff recommends that the application be continued to the June 10, 2010 meeting.