

STAFF REPORT
May 27, 2010

No. 10PD037 - Major Amendment to a Planned Commercial Development **ITEM 14**

GENERAL INFORMATION:

APPLICANT	Oglala Lakota College
AGENT	Encompass Architects
PROPERTY OWNER	Oglala Lakota College
REQUEST	No. 10PD037 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot L-1BR of Marshall Heights Tract, located in the NE1/4 of the SE1/4, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.79 acres
LOCATION	127 Knollwood Drive
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	Public District
East:	Medium Density Residential District - Public District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	4/30/2010
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the June 10, 2010 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Major Amendment to a Planned Commercial Development to allow development of an addition to the existing structure. The property is located at 127 Knollwood Drive and is the home of He Sapa College.

STAFF REVIEW: The applicant has requested that this application be put on hold for two weeks. Since this application has been legally advertised, staff requests that the Major Amendment to a Planned Commercial Development be continued to the June 10, 2010

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Planning Commission.

Notification: As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff has received no comments or objections regarding the proposed Planned Commercial Development at the time of this writing.

Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the June 10, 2010 Planning Commission at the applicant's request.