

STAFF REPORT  
July 22, 2010

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**No. 10PD037 - Major Amendment to a Planned Commercial Development**      **ITEM 9**

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GENERAL INFORMATION:

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| APPLICANT                  | Oglala Lakota College  |
| AGENT                      | Encompass Architects   |
| PROPERTY OWNER             | Oglala Lakota College  |
| REQUEST                    | <b>No. 10PD037 - Major Amendment to a Planned Commercial Development</b>   |
| 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 **October 7, 2010** Planning Commission meeting.

GENERAL COMMENTS: **(Update, July 14, 2010. All revised and/or added text is shown in bold print.)** The applicant has requested that this item be continued to the **October 7, 2010 Planning Commission meeting**. 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.

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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 Planning Commission. **The applicant has requested that the Major Amendment to a Planned Commercial Development be continued to the October 7, 2010 Planning Commission meeting. (Revised 7-14-10)**

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. **Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the October 7, 2010 Planning Commission meeting at the applicant's request. (Revised 7-14-10)**