

STAFF REPORT
October 10, 2013

No. 13CA013 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public **ITEM 7**

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	Joshua D. Holdinghausen
REQUEST	No. 13CA013 - Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public
EXISTING LEGAL DESCRIPTION	The north 28 feet of Lots 25 and 26 and the north 28 feet of the west 10 feet of Lot 27 of Block 125 of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.039 acres
LOCATION	516 South Street
EXISTING ZONING	High Density Residential District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Development)
East:	High Density Residential District
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	September 13, 2013
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public be continued to the October 24, 2013 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a request to amend the Comprehensive Plan by changing the future land use designation on approximately 0.039 acres of property from Commercial to Public. In addition, the applicant has submitted an

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associated rezoning request to change the zoning on the property from High Density Residential District to Public District (File #13RZ024). Due to an error in the publication of the Comprehensive Plan Amendment, the request to amend the Future Land Use Designation for the property cannot be heard at the October 10, 2013 Planning Commission meeting.

STAFF REVIEW: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public be continued to the October 24, 2013 Planning Commission meeting to be heard in conjunction with the associated rezoning application at the request of the applicant.