

STAFF REPORT
October 10, 2013

No. 13RZ024 - Rezoning from High Density Residential District to Public District **ITEM 6**

GENERAL INFORMATION:

APPLICANT	Rapid City Area School District
AGENT	Renee Catron - Renner & Associates, LLC
PROPERTY OWNER	Joshua D. Holdinghausen
REQUEST	No. 13RZ024 - Rezoning from High Density Residential District to Public District
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	Rapid City water and sewer
DATE OF APPLICATION	September 13, 2013
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Rezoning from High Density Residential District to Public District be continued to the October 24, 2013 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a request to rezone approximately 0.039 acres of property from High Density Residential District to Public District. In addition, the applicant has submitted an associated request for a Comprehensive Plan Amendment to change the Future Land Use Designation on the property from Commercial to Residential

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(File #13CA013). 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. In order for this rezoning request to be heard concurrently with the associated Comprehensive Plan Amendment, the applicant has requested that the application be continued as well.

STAFF REVIEW: Staff recommends that the request to rezone the property from High Density Residential District to Public District be continued to the October 24, 2013 Planning Commission meeting to be heard in conjunction with the associated Comprehensive Plan Amendment application at the request of the applicant.