

STAFF REPORT

July 5, 2001

**RZN #01RZ036 - Rezoning from No Use District to Low
Density Residential District**

ITEM 40

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	RZN #01RZ036 - Rezoning from No Use District to Low Density Residential District
LEGAL DESCRIPTION	The North 182.3 feet of the South 745.3 feet of the East 85 feet of the SE1/4 SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .36 acres
LOCATION	At the east boundary of Chapel Valley, west of Cliff Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	Rapid Canyon Sewer District, City Water currently not extended to site.
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Low Density Residential District be approved.

GENERAL COMMENTS: This property, owned by Mrs. Lorraine Doyle, was recently annexed into the City effective June 10, 2001. This property is located on a ridgeline that joins Lot 3 of Canyon Lake Heights Subdivision, Section 9, T1N, R7E, BHM, Rapid City, South Dakota, also owned by Mrs. Doyle.

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria for review of Zoning map amendments established in Section 17.54.040(D)(1). A summary of staff findings are outlined below:

- 1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.**

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The North 182.3 feet of the South 745.3 feet of the East 85 feet of the SE1/4 SE1/4 of Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota was annexed into the City June 10, 2001. All lands annexed are placed in the No Use Zoning District. The No Use Zoning District is a temporary designation for the purpose of permitting investigation and study of the land uses in the area.

2. The proposed zoning is consistent with the intent and purposes of this ordinance.

Low Density Residential Zoning Districts are located north, south and east of the subject property. Park Forest zoning is located west of the subject property. The location of this property is contiguous to Lot 3 of Canyon Lake Heights Subdivision in Section 9, T1N, R7E, BHM, Rapid City, South Dakota, which is zoned Low Density Residential District. As the subject property and Lot 3 are owned by the same property owner, it is consistent to rezone this property Low Density Residential.

3. The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.

This zoning map amendment should not negatively affect any of the surrounding land uses or public infrastructures.

4. The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street plan, Land Use Plan and Community Facilities Plan.

The Comprehensive Plan identifies this property, and the surrounding property, as being appropriate for residential uses. An updated Future Land Use Neighborhood Plan has not yet been developed for this area.

Staff has posted the required sign on the property. As of this date, staff has received no comments or objections regarding this request.