

STAFF REPORT

February 7, 2002

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**No. 02RZ004 - Rezoning from No Use District to General Agriculture District**      **ITEM 22**

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GENERAL INFORMATION:

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|----------------------------|---|
| PETITIONER                 | City of Rapid City  |
| REQUEST                    | <b>No. 02RZ004 - Rezoning from No Use District to General Agriculture District</b>  |
| EXISTING LEGAL DESCRIPTION | Beginning at the center of Section 19, T2N, R8E, BHM, thence S89°48'30.2"E 2598.85 feet, thence S0°02'29.1"E 560.1 feet, thence N89°48'30.2"W 1275.26 feet, thence S0°03'24.1" 1128.65 feet, thence N89°50'00.0"W 1327.19 feet, thence N0°09'18.7"E 1611.86 feet to the Point of Beginning, located in Section 19, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE             | Approximately 63.1751 acres   |
| LOCATION                   | Northwest of the intersection of Seger Drive and 143rd Street   |
| EXISTING ZONING            | No Use District   |
| SURROUNDING ZONING         |   |
| North:                     | Suburban Residential District (County)  |
| South:                     | General Commercial District/Office Commercial District  |
| East:                      | General Agriculture District (County)/Office Commercial District (City)   |
| West:                      | Suburban Residential District/General Agriculture District/General Commercial District (County)   |
| PUBLIC UTILITIES           | To be extended  |
| DATE OF APPLICATION        | 12/27/2001  |
| REPORT BY                  | Karen Bulman  |

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Agriculture District be approved.

GENERAL COMMENTS: This property is the northern part of a larger parcel that is located at the northwest corner of Seger Drive and 143<sup>rd</sup> Street. The large parcel was annexed into the City limits on August 7, 2001. The southern part of the large parcel has been rezoned from No Use District to Office Commercial and General Commercial Districts. This request

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is to rezone the northern part of the large parcel to General Agriculture District as a holding zone until such time as the property owner has specific plans to develop the property.

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.**

The subject property was annexed into the City on August 7, 2001. All lands annexed into the City are placed in a 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.**

The subject property is undeveloped and no structures are located on the site. There are several residential properties located on the northern border of this parcel, with Suburban Residential Zoning designations by Pennington County. East of the subject property, the zoning is General Agriculture by Pennington County and Office Commercial in the City. Properties south of the subject property are zoned Office Commercial and General Commercial in the City. To the west of the subject property are properties zoned Suburban Residential, General Agriculture, and General Commercial by Pennington County. A General Agriculture Zoning District would be appropriate as a holding zone until such time as the property develops.

**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.**

The proposed rezoning should not have a significant affect on any of the surrounding land uses or on public infrastructure.

**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 Future Land Use designation for this property is Mobile Home Park with a Planned Development Designation. The proposed rezoning of this parcel to General Agriculture District is appropriate until such time as urbanization is warranted and the appropriate change in district classification is made. When the property is ready for development, the owner will be required to submit a change to the appropriate zoning district.

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Staff has mailed certified letters to notify surrounding property owners of the proposed rezoning and has posted the required sign on this property. As of this date, staff has received inquiries, but no objections regarding this request.