

STAFF REPORT

September 26, 2002

No. 02RZ052 - Rezoning from No Use District to Office Commercial District **ITEM 45**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02RZ052 - Rezoning from No Use District to Office Commercial District
EXISTING LEGAL DESCRIPTION	The east 710 feet of NE1/4 NE1/4 less a parcel of land 400 feet by 400 feet in the northeastern most corner of the NE1/4 of Section 3, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 17.8 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (County)/No Use District
South:	Limited Agriculture District (County)
East:	Suburban Residential District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/02/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the rezoning from No Use Zoning District to Office Commercial Zoning District be continued to the October 10, 2002 Planning Commission meeting.

GENERAL COMMENTS: This property is located east of Elk Vale Road and north of Degeest Street. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a No Use Zoning District. The No Use Zoning District is a temporary zoning designation utilized when property is annexed into the City of Rapid City, pursuant to the provisions of Section 17.26.020 of the Rapid City Municipal Code. The purpose of this application is to complete that process.

STAFF REVIEW: Staff has reviewed this proposed rezoning with the property owner. The owner wishes to meet with the Future Land Use Committee regarding the rezoning of this

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property. Therefore, Staff is recommending this application be continued until the October 10, 2002 Planning Commission meeting.

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 no comments or objections regarding this request.