

STAFF REPORT

September 25, 2003

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**No. 03RZ037 - Rezoning from No Use District to Medium Density Residential District**

**ITEM 32**

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GENERAL INFORMATION:

PETITIONER

Renner and Sperlich for Doeck, LLC

REQUEST

**No. 03RZ037 - Rezoning from No Use District to Medium Density Residential District**

EXISTING

LEGAL DESCRIPTION

A portion of the NW1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota; more fully described as follows: Commencing at the southwest corner of Lot 11 of Block 6 of Auburn Hills Subdivision, and the Point of Beginning; thence, first course: S00°12'10"W, along a 1/16 Section Line of Section 13, a distance of 59.68 feet, to the Southwest 1/16 Section Corner of said Section 13; thence, second course: S89°42'30"W, along the 1/16 Section Line of said Section 13, a distance of 1319.48 feet, to the South 1/16 Section Corner common to Sections 13 and 14; thence, third course: N00°02'42"E, along the 1/16 Section Line common to Sections 13 and 14, a distance of 430.21 feet; thence, fourth course: easterly, curving to the right on a curve with a radius of 474.00 feet, a delta angle of 09°57'36", an arc length of 82.40 feet, a chord bearing of N85°13'22"E, and a chord distance of 82.29 feet, to a point of tangency; thence, fifth course: S89°47'50"E, a distance of 632.92 feet, to a point of curve; thence, sixth course: easterly, curving to the right on a curve with a radius of 274.00 feet, a delta angle of 30°10'33", an arc length of 144.31 feet, a chord bearing of S74°42'34"E, and a chord distance of 142.65 feet, to a point of tangency; thence, seventh course: S59°37'17"E, a distance of 178.46 feet, to a point of curve on the southerly edge of the right-of-way of Auburn Drive; thence, eighth course: easterly, along the southerly edge of the right-of-way of said Auburn Drive, curving to the left on a curve with a radius of 326.00 feet, a delta angle of 30°27'47", an arc length of 173.33 feet, a chord bearing of S74°51'10"E, and a chord distance of 171.29 feet, to a point of tangency; thence, ninth course: N89°54'56"E, along the southerly edge of the right-of-way of said Auburn Drive, a distance of 66.02 feet, to a point of curve; thence, tenth course: easterly, along the southerly edge of the right-of-way of said Auburn Drive, curving to the right on a curve with a radius of 274.00

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feet, a delta angle of 17°26'22", an arc length of 83.40 feet, a chord bearing of S81°21'53"E, and a chord distance of 83.08 feet, to the northwesterly corner of said Lot 11 of Block 6 of Auburn Hills Subdivision; thence eleventh course: S00°12'10"W along the westerly boundary of said Lot 11 of the Block 6 of Auburn Hills Subdivision, a distance of 183.43 feet, to the southwesterly corner of said Lot 11 of Block 6 of Auburn Hills Subdivision, and the Point of Beginning; said parcel contains 11.564 acres more or less

PARCEL ACREAGE	Approximately 11.564 acres
LOCATION	At the intersection of Chalkstone Drive and Auburn Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	General Agriculture District (County)
East:	Medium Density Residential District
West:	General Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/28/2003
REPORT BY	Karen Bulman

**RECOMMENDATION:** Staff recommends that the Rezoning from No Use District to Medium Density Residential District be continued to the October 9, 2003 Planning Commission meeting to allow the rezoning to be considered in conjunction with a Planned Development Designation.

**GENERAL COMMENTS:** This property is located at the corner of Chalkstone Drive and Auburn Drive east of Haines Avenue and north of Mall Ridge Subdivision. A voluntary annexation of the subject property (03AN005) was completed July 22, 2003. The adjacent property located north of the subject property was also annexed into the City in conjunction with the subject property. The property located to the south and west of the subject property is zoned General Agriculture by Pennington County. The subject property is currently zoned No Use District and has a Layout, Preliminary and Final Plat application (03PL091) to build multi-family residential housing on the property.

**STAFF REVIEW:** The applicant proposes to build an apartment dwelling or dwellings on the subject property. The properties to the south and west are not located within the City limits.

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As of this writing there are no approved development plans for the adjacent property. Due to the potential conflict with likely single family residential development in the area, staff is recommending approval of this rezoning in conjunction with a Planned Residential Development overlay. The applicant has applied for a Planned Development Designation which will be heard at the October 9, 2003 Planning Commission meeting. Therefore, Staff is recommending that the rezoning from No Use District to Medium Density Residential District be continued until the October 9, 2003 Planning Commission meeting to coincide with the public hearing on the Planned Development Designation.

As of this writing, the sign has been posted on the property, but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission if these requirements have not been met. Staff has received no inquiries or objections regarding this request.