

STAFF REPORT  
January 27, 2005

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**No. 04RZ064 - Rezoning from Low Density Residential District to Low Density Residential-II District**      **ITEM 41**

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GENERAL INFORMATION:

PETITIONER	Dan McFarland for Jeff and Patty Griffith
REQUEST	<b>No. 04RZ064 - Rezoning from Low Density Residential District to Low Density Residential-II District</b>
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Block 85, Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	Northeast corner of the intersection of MacArthur Street and Wood Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District - Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Low Density Residential-II District be continued to the February 10, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located at the northeast corner of Mac Arthur Street and Wood Avenue. The subject property is currently zoned Low Density Residential. The property is located adjacent to Low Density Residential properties to the north, south, east and west. There are some Medium Density Residential properties located diagonally across the intersection of Mac Arthur Street and Wood Avenue from the subject property. The applicant is requesting the property be rezoned from Low Density Residential to Low Density Residential II. The Comprehensive Plan and the North Rapid Neighborhood Area Future Land Use Plan identify the subject property as appropriate for Low Density Residential development. The applicant has also submitted a request to amend the North Rapid Neighborhood Area Future Land Use Plan from Low Density Residential to Low

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Density Residential II (04CA069). Staff recommends that the Rezoning request be continued to the February 10, 2005 Planning Commission meeting to allow time for the Future Land Use Committee to comprehensively evaluate the feasibility of increased density throughout the area.