

STAFF REPORT
February 24, 2005

No. 05RZ003 - Rezoning from General Agriculture District to Park Forest District **ITEM 53**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Donald Potts
REQUEST	No. 05RZ003 - Rezoning from General Agriculture District to Park Forest District
EXISTING LEGAL DESCRIPTION	SW1/4 SW1/4 SE1/4 & SE1/4 SW1/4 SE1/4, less Lot H-1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.48 acres
LOCATION	Northwest of the intersection of Haugo Drive and Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Patsy Horton / Curt Huus

RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture to Park Forest be continued to the March 10, 2005 Planning Commission to allow the Rezoning request to be considered concurrently with the Comprehensive Plan Amendment application.

GENERAL COMMENTS: The applicant has submitted a Rezoning request to change the zoning designation from General Agriculture to Park Forest to allow the eventual development of four residential lots. Currently there is a single family residence on the proposed Lot 1 of Potts Subdivision (04PL191). The applicant has submitted a request to amend the Southwest Connector Neighborhood Area Future Land Use Plan on the subject property and will be considered at the March 10, 2005 Planning Commission.

As of this writing, the required sign has been posted on the property. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.