

STAFF REPORT
March 24, 2005

No. 05RZ022 - Rezoning from Mobile Home Residential District to Low Density Residential - II District **ITEM 47**

GENERAL INFORMATION:

PETITIONER	Cedar Hill Corporation
REQUEST	No. 05RZ022 - Rezoning from Mobile Home Residential District to Low Density Residential - II District
EXISTING LEGAL DESCRIPTION	Two tracts of land located in the SW1/4 NW1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more particularly described as follows: Tract 1: Beginning at a point from which the N 1/16 corner of Section 24 bears N89°45'54"W a distance of 33.00 feet; Thence S89°45'54"E a distance of 204.00 feet; Thence S00°28'01"W a distance of 529.94 feet; Thence S89°31'59"E a distance of 169.42 feet; Thence S77°13'54"E a distance of 144.99 feet; Thence S00°26'09"W a distance of 111.69 feet; Thence S45°19'07"W a distance of 14.17 feet; thence on a curve turning to the right with an arc length of 99.69 feet, a radius of 224.00 feet, a chord bearing of N75°45'01"W and a chord length of 98.87 feet; thence on a curve turning to the left with an arc length of 127.81 feet, a radius of 276.00 feet, a chord bearing of N76°16'00"W and a chord length of 126.67 feet; thence N89°31'59"W a distance of 275.83 feet; thence N44°31'59"W a distance of 14.14 feet; thence N00°28'01"E a distance of 619.11 feet to the point of beginning. Said tract contains 3.75 acres more or less. Tract 2: Beginning at the ¼ corner common to Sections 23 and 24; thence S89°48'44"E a distance of 33.00 feet; thence S89°48'44"E a distance of 175.00 feet; thence N00°28'01"E a distance of 539.76 feet; thence S89°31'59"E a distance of 99.50 feet; thence S82°34'08"E a distance of 68.31 feet; thence S63°24'40"E a distance of 92.01 feet; thence S83°10'51"E a distance of 89.53 feet; thence on a curve turning to the left with an arc length of 25.10 feet, a radius of 236.29', a chord bearing of N03°28'47"E and a chord length of 25.09'; thence N00°26'09"E a distance of 77.98 feet; thence N44°38'43"W a distance of 14.12 feet; thence on a curve turning to the right with an arc length of 123.80', a radius of 276.00 feet, a chord bearing of N75°51'02"W and a chord length of 122.76 feet; thence on a curve turning to the left with an arc length of 103.73', a radius of 224.00 feet, a chord bearing of N76°16'00"W and a chord length of 102.81 feet; thence

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N89°31'59"W a distance of 275.83 feet; thence
S45°28'01"W a distance of 14.14 feet; thence
S00°28'01"W a distance of 191.11 feet; thence
S44°31'59"E a distance of 14.14 feet; thence
S00°28'01"W a distance of 52.00 feet; thence
S45°28'01"W a distance of 14.14 feet; thence
S00°28'01"W a distance of 85.00 feet; thence
N89°31'59"W a distance of 52.00 feet; thence
S00°28'01"W a distance of 85.00 feet; thence
S45°28'01"W a distance of 14.14 feet; thence
S00°28'01"W a distance of 49.00 feet; thence
S44°31'59"E a distance of 14.14 feet; thence
S00°28'01"W a distance of 135.67 feet; thence
S89°45'08"E a distance of 19.00 feet to the point of beginning; said tract contains 3.80 acres, more or less

PARCEL ACREAGE Approximately 9.197 Acres

LOCATION Generally lying south of Nicole Street, west of Brooke Street, and west of Northridge Drive

EXISTING ZONING Low Density Residential - II District - Mobile Home Residential District

SURROUNDING ZONING
North: Low Density Residential - II District
South: Public District
East: Mobile Home Residential District
West: Low Density Residential District (Planned Residential Development)

PUBLIC UTILITIES City sewer and water

DATE OF APPLICATION 2/25/2005

REVIEWED BY Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Rezoning request from Mobile Home Residential District to Low Density Residential - II District be continued to the April 7, 2005 Planning Commission meeting to allow a correct legal description to be advertised as required.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation on the subject property from Mobile Home Residential District to Low Density Residential District II. In addition, the applicant has submitted an Initial and Final Planned Residential

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Development to allow a mix of single family and townhome residential development on the subject property. The applicant has also submitted a Preliminary Plat to subdivide the subject property and two additional parcels into 25 lots leaving a non-transferable unplatted balance. (See companion items #05PD013 and 05PL040.)

On December 20, 2004, the City Council approved an Exception to the Street Design Criteria Manual to allow 106 dwelling units with one point of access in lieu of 40 dwelling units. In particular, the Exception allows 67 lots to be platted as Phase One of the Rainbow Ridge Subdivision and these 25 lots as shown on the associated Preliminary Plat.

The subject property is located west of the western terminus of Northridge Drive. Currently, a single family residence is located on proposed Lot 1R.

STAFF REVIEW:

The applicant's consultant notified the Growth Management Department that the legal description submitted with this application was incorrect. The legal description has, subsequently, been revised as needed. As such, staff is recommending that the Rezoning request from Mobile Home Residential District to Low Density Residential - II District be continued to the April 7, 2005 Planning Commission meeting to allow the revised legal description to be advertised as required.