

STAFF REPORT
March 24, 2005

No. 05RZ025 - Rezoning from No Use District to Medium Density Residential District **ITEM 50**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05RZ025 - Rezoning from No Use District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	The north 200 feet of Lot 1, Neffs Subdivision #3; the eastern most 440 feet and southern most 450 feet of the SW1/4SW1/4; and the southern most 450 feet of the SE1/4SW1/4, all located in Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; and the north 670 feet of the NE1/4NW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 39.5 Acres
LOCATION	East of the intersection of East Anamosa Street and Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Medium Density Residential District (Planned Residential Development) - General Commercial District (Planned Commercial Development)
East:	Medium Density Residential District (Planned Residential Development) - Public District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Medium Density Residential District be continued to the April 7, 2005 Planning Commission meeting.

GENERAL COMMENTS: This undeveloped property contains approximately 39.5 acres and is located south of Interstate 90 and east of Elk Vale Road. The subject property was annexed into the City effective May 4, 2003 and placed in a No Use Zoning District. The property located north of the subject property is zoned No Use District. The property located south of the subject property is zoned Medium Density Residential District with a Planned Residential

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Development and General Commercial District with a Planned Commercial Development. The property located east of the subject property is zoned Medium Density Residential District with a Planned Residential Development and Public District. The property located west of the subject property is zoned General Commercial District with a Planned Commercial Development.

STAFF REVIEW: The subject property is identified on the Elk Vale Neighborhood Future Land Use Plan as appropriate for Medium Density Residential land uses with a Planned Residential Development. Prior to completing the rezoning for this property, a Planned Development Designation application must be submitted. Staff is requesting this rezoning from No Use District to Medium Density Residential District be continued to the April 7, 2005 Planning Commission meeting in order to review the Planned Development procedure with the landowners.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 24, 2005 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.