

STAFF REPORT  
July 7, 2005

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**No. 05RZ042 - Rezoning from No Use District to Low Density Residential District**      **ITEM 29**

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	<b>No. 05RZ042 - Rezoning from No Use District to Low Density Residential District</b>
EXISTING LEGAL DESCRIPTION	The NE1/4 SE1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	5230 Haines Avenue
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District - Planned Residential Development
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	6/10/2005
REVIEWED BY	Karen Bulman / David L. Johnson

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Low Density Residential District be continued to the July 21, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: This undeveloped property contains approximately 40 acres and is located north of Northbrook Village and east of Haines Avenue. The property will be zoned No Use District upon annexation into the City limits. Land located north, east and west of the subject property is zoned General Agriculture District by Pennington County. Land located south of the subject property is zoned Low Density Residential District with a Planned Residential Development. Applications for a Preliminary Plat (05PL090), a Planned Development Designation (05PD047) and an Annexation (05AN007) for the subject property have been submitted. The applicant has submitted a Comprehensive Plan Amendment (05CA030) for a portion of the subject property to change the land use from Planned Residential Development with a maximum of 2.5 dwelling units per acre to Low Density Residential with a Planned Residential Development.

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STAFF REVIEW: The Northeast Area Neighborhood Future Land Use Plan indicates that a portion of the subject property is appropriate for Low Density Residential land uses with a Planned Residential Development. However, the balance of the subject property is appropriate for Public land uses with an alternate land use of Planned Residential Development with a maximum of 2.5 dwelling units per acre.

The applicant met with the Future Land Use Committee on June 24, 2005 to consider changing the land use for the subject property from Planned Residential Development with a maximum of 2.5 dwelling units per acre to Low Density Residential land use with a Planned Residential Development. The Committee indicated that the area designated as public on the land use map was a drainage area and a proposed bike path had been considered for this location in the future. An alternate land use of Low Density Residential with a Planned Residential Development was indicated if the land was not acquired for public development. Any drainage issues for the subject property will be addressed through the platting process. Recently, the adjacent property had the same land use designation and received a recommendation for approval from the Future Land Use Committee for a Comprehensive Plan Amendment to change the land use on the subject property from a Planned Residential Development with a maximum of 2.5 dwelling units to Low Density Residential with a Planned Residential Development and was ultimately approved by the City Council. As such, the Future Land Use Committee has given a similar recommendation to change the land use on the subject property from a Planned Residential Development with a maximum of 2.5 dwelling units to Low Density Residential with a Planned Residential Development. The applicant has submitted a Comprehensive Plan Amendment to change the Northeast Area Future Land Use Plan for the subject property from Planned Residential Development with a maximum of 2.5 dwelling units to Low Density Residential with a Planned Residential Development (05CA030).

The applicant requests that this rezoning be continued to the July 21, 2005 Planning Commission meeting to allow the application to be heard in conjunction with the Annexation and the Comprehensive Plan Amendment.