

STAFF REPORT  
November 23, 2005

---

**No. 05RZ058 - Rezoning from No Use District to Low Density Residential District**      **ITEM 31**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 05RZ058 - Rezoning from No Use District to Low Density Residential District</b>
EXISTING LEGAL DESCRIPTION	The NE1/4 SE1/4 of Section 29, T1N, R7E, BHM being more particularly described as follows: Beginning at the East ¼ corner of said Section 29 being the true point of beginning; thence S00°18'07"E 38.41 feet; thence N89°59'26"W 704.61 feet; thence along a curve to the left having a radius of 462.00 feet, a central angle of 34°54'46" and a arc distance of 281.52 feet and a chord bearing and distance of S72°33'11" W 277.18 feet; thence along a curve to the right having a radius of 338.00 feet, a central angle of 23°20'37" 137.71 and arc distance of 137.71 and a chord bearing and distance of S66°46'06"W 136.76 feet; thence S78°26'24"W 227.39 feet; thence N00°18'05"W 220.36 feet to the center east 1/16 corner; thence N89°58'35"E 1318.44 feet; to the Point of Beginning; containing 2.47 acres more or less.
PARCEL ACREAGE	Approximately 35.66 acres
LOCATION	Adjacent to Portrush Road between Muirfield Drive and Dunsmore Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Planned Unit Development (Pennington County)
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/28/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from No Use District to Low Density Residential District be approved.

STAFF REPORT  
November 23, 2005

---

**No. 05RZ058 - Rezoning from No Use District to Low Density Residential District**      **ITEM 31**

---

GENERAL COMMENTS: This undeveloped property contains approximately 35.66 acres and is located adjacent to Portrush Road between Muirfield Drive and Dunsmore Road. A substantial portion of the subject property will be the extension of Portrush Road. An annexation request for the property is currently being processed (05AN014) and will be zoned No Use District upon annexation into the City limits. The applicant is requesting that the property be rezoned from No Use to Low Density Residential District. Land located east, west and north of the subject property is zoned Low Density Residential District. Land located south of the subject property is zoned Planned Unit Development by Pennington County.

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.*

A voluntary annexation of the subject property (05AN014) has been submitted in conjunction with this rezoning request. All annexed lands are temporarily placed in the No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property. The proposal to rezone the subject property to a Low Density Residential Zoning District is reflective of a continuation of residential development occurring in the area.

2. *The proposed zoning is consistent with the intent and purposes of this ordinance.*

The Low Density Residential Zoning District is intended to be used for single-family residential development with low population densities. The subject property is located adjacent to Low Density Residential Districts and a Planned Unit Development in Pennington County. Red Rock Estates and Red Rock Meadow Subdivisions are located adjacent to the subject property. The Comprehensive Plan identifies the subject property as appropriate for residential land uses. The proposed zoning is consistent with the surrounding zoning designations and the intent of this ordinance.

3. *The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.*

A substantial portion of the subject property is the extension of Portrush Drive. As indicated in the Preliminary Plat of Phase 5 of the Red Rock Meadows (05PL135), one of the stipulations of approval indicates that the intersection of Muirfield Drive and Portrush Drive shall be reconstructed to create Muirfield Drive in a "T" design with Portrush Drive. The street network will accommodate the slight increase in traffic resulting from any additional dwelling units. The proposed amendment should not have a significant affect on any of the surrounding land uses or on public infrastructure.

STAFF REPORT  
November 23, 2005

---

**No. 05RZ058 - Rezoning from No Use to Low Density Residential**

**ITEM**

---

4. *The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan, and Community Facilities Plan.*

The 1980 Comprehensive Plan identifies this area as appropriate for residential land use. Rezoning the subject property from No Use District to Low Density Residential District is consistent with the Comprehensive Plan.

As of this writing, the required rezoning sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the November 23, 2005 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.

Staff recommends that the Rezoning from No Use District to Low Density Residential District be approved.