

STAFF REPORT
May 24, 2007

No. 07RZ027 - Rezoning from Low Density Residential District to General Agriculture District **ITEM 27**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 07RZ027 - Rezoning from Low Density Residential District to General Agriculture District
EXISTING LEGAL DESCRIPTION	Lot 6 of Block 9 of Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.56 acres
LOCATION	Southwest of the intersection of Bethpage Drive and Prestwick Road
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	Water and Sewer
DATE OF APPLICATION	3/7/2007
REVIEWED BY	Jonathan Smith / Emily Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to General Agriculture District be approved.

GENERAL COMMENTS:

The City of Rapid City has submitted a request to rezone 2.56 acres from Low Density Residential District to General Agriculture District. The subject property is located southwest of the interection of Bethpage Drive and Prestwick Road. Land located south, east and north of the subject property is zoned Low Density Residential District. Land located west of the subject property is zoned General Agriculture District. Currently there are no recreational uses associated with the property. The subject property was annexed by the City of Rapid City on August 21, 2000 (#00AN008).

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

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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.*

The subject property is located north of Sheridan Lake Road. The subject property is integrated among a single family residential development known as Red Rock Estates. The subject property was annexed into the City on August 21, 2000 (#00AN002). The annexation of the property constitutes the changing conditions within this area.

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

The subject property is zoned Low Density Residential District. Currently the subject property is void of any structural development and is not being used for recreation purposes. However in the future the property could be developed and utilized by the golf course. A golf course with on-sale liquor sales is not an allowed use in a Low Density Residential District. Section 17.34.020 F 1 states that a golf course is an allowed use within a General Agriculture District. The rezoning of the subject property will allow the current land use to be in conformance with the zoning ordinance, and appears to be appropriate.

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.*

The current land use of the subject property is vacant land. At this time there is no change in land use planned as a result of this rezoning, however the golf course may choose to utilize the property in the future. Staff has not identified any significant adverse affects that would result from rezoning the subject property from Low Density Residential District to General Agriculture District.

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 Long Range Comprehensive Plan identifies this area as appropriate for Park Forest land uses. As noted above the intent of the proposed rezoning is to obtain consistency between the current land use and the zoning ordinance. The proposed rezoning to General Agriculture will also serve as a holding zone. Staff has not identified any conflict with any developmental plan adopted by the City of Rapid City in regards to this rezoning request. The rezoning of the subject property from Low Density Residential District to General Agriculture District to serve as a holding zone and to allow a golf course with on-sale liquor appears to be appropriate.

Notification:

The proper sign has been posted on the subject property. On April 26, 2007 the Rapid City Planning Commission authorized staff to send standard first class mailings. All required mailings have been sent.

STAFF REPORT
May 24, 2007

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ITEM 27

STAFF REPORT
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STAFF REVIEW: