

STAFF REPORT

April 7, 2011

No. 11RZ003 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 9**

GENERAL INFORMATION:

APPLICANT	Jim Bickett
PROPERTY OWNER	Jim Bickett
REQUEST	No. 11RZ003 - Rezoning from Low Density Residential District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	Lot A of Lot 2-3 of the SW1/4 NW1/4, the south 175 feet of Lot B of Lot 2 of the SW1/4 NW1/4, and Lot 1 of the SW1/4 NW1/4 all located in Section 9, T1N, R8E, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.71 acres
LOCATION	2825, 2909 and 2917 Garden Lane
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	General Agriculture District - Low Density Residential District
West:	Medium Density Residential District - Low Density Residential District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	3/8/2011
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be continued to the May 5, 2011 Planning Commission meeting.

GENERAL COMMENTS: This developed property contains approximately 10.71 acres and is located at 2825, 2909 and 2917 Garden Lane, east of South Valley Drive. Land located south and west of the property is zoned Medium Density Residential District and Medium Residential District with a Planned Residential Development. Land located north of the property is zoned Low Density Residential District. Land located east of the property is zoned Public District. The property was zoned Suburban Residential District by Pennington

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County prior to annexation. Residential structures are located on all three lots.

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land uses. An application for a Comprehensive Plan Amendment to change the land use designation for this property from Low Density Residential to Medium Density Residential (#11CA003) has been submitted in conjunction with this Rezoning.

STAFF REVIEW: Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be continued to the May 5, 2011 Planning Commission meeting with the applicant's concurrence.