

STAFF REPORT  
October 23, 2014

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**No. 14RZ010 - Rezoning from No Use District to Low Density Residential 1 District**      **ITEM 4**

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GENERAL INFORMATION:

APPLICANT	City of Rapid City & Countryside Homeowners Association
PROPERTY OWNER	Countryside Homeowners Association and Robert Paulson
REQUEST	<b>No. 14RZ010 - Rezoning from No Use District to Low Density Residential District</b>
EXISTING LEGAL DESCRIPTION	All of Countryside Subdivision including Crossbill Circle, Kingbird Court, Meadowlark Drive, Pinon Jay Circle, Raven Circle, Raven Court, Sandpiper Drive, Tanager Court, Tanager Drive and Waxwing Lane Rights-Of-Way and all included and adjacent Rights-Of-Way located in Section 29, T1N, R7E, BHM, Pennington County, South Dakota; and a Tract of land situated immediately north of and adjacent to Sheridan Lake Drive, situated in the SW1/4 of the SE1/4 of Section 29, T1N, R7E, BHM, with the west boundary thereof commencing at Sheridan Lake Road and proceeding north on the west boundary of said SW1/4 of the SE1/4 for a distance of 749 feet and then proceeding east on a line perpendicular to the west boundary of said SW1/4 of the SE1/4 for a distance of 1,000 feet and then proceeding due south for a distance of 319 feet to Sheridan Lake Drive and then proceeding west along the boundary of Sheridan Lake Drive to the point of beginning, and being a portion of Lot 2 of the SW1/4 of the SE1/4 of Section 29, T1N, R7E, BHM, shown on the plat filed in Plat Book 3, Page 197; excepting therefrom Lots H-1 and P-1 of said Lot 2 of the SW1/4 of the SE1/4 of said Section 29, shown on the plat filed in Highway Plat Book 6, Page 178, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 154.74 acres
LOCATION	North of Sheridan Lake Road between Muirfield Drive and Clarkson Road
EXISTING ZONING	Planned Unit Development (Pennington County) Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Low Density Neighborhood



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The Low Density Residential 1 District is intended to provide development with low population densities. *Plan Rapid City* indicates that this property is appropriate for low density residential development. One of the parcels is large enough for additional residential development. Seven parcels are platted as open space and one parcel is platted as a well lot. The properties in the rezone area are currently developed with single family homes.

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 amendment.*

Access to the residential property is from Sheridan Lake Road, a principal arterial street on the City's Major Street Plan. Water will be provided by Rapid City once the improvements are completed as identified in the associated annexation agreement. Each of the homes is currently connected to on-site sewer facilities. The property is located adjacent to residential land uses. No significant adverse impacts resulting from the requested rezoning have been identified.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

*Plan Rapid City* identifies the future use of the property as Low Density Neighborhood which is appropriate for single family homes. Rezoning the subject properties from No Use District to Low Density Residential 1 District is consistent with the adopted Comprehensive Plan.

**NOTIFICATION REQUIREMENTS:** At the time of this writing, the required sign has been posted on the property and the notification letters have been mailed. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that the rezoning from No Use District to Low Density Residential 1 District be approved in conjunction with the associated annexation.