

Blaise Emerson  
Assistant Planning Director  
city web: [www.ci.rapid-city.sd.us](http://www.ci.rapid-city.sd.us)

Phone: 605-394-4120  
Fax: 605-394-6636  
e-mail: [blaise.emerson@ci.rapid-city.sd.us](mailto:blaise.emerson@ci.rapid-city.sd.us)

## **MEMORANDUM**

TO: Planning Commission

FROM: Blaise Emerson, Assistant Planning Director

DATE: October 19, 2000

RE: Zoning of the Cleghorn Canyon Area

In 1999, the City annexed property at the entrance of Cleghorn Canyon (see attached map). All lands annexed by the City are placed in the No Use Zoning District. The No Use Zoning District is temporary designation for the purpose of permitting investigation and study of the land uses in the area. Staff is investigating the appropriate zoning designation for the property and the area. There are a number of issues regarding the area that influence the land use designation.

As noted, the property is located at the entrance of Cleghorn Canyon. The Cleghorn Canyon area was developed in the 1930's and currently has approximately 65 dwelling unit located in the canyon. The development in Cleghorn Canyon extends approximately 1 mile from the intersection with SD Highway 44. The Cleghorn Canyon drainage way is located on the west side of the subject property and is federally designated floodplain. Public water and sewer are available at the lower end of the canyon but the majority of the area is serve by private water and on-site waste water systems. At this time there is only one public access into the canyon; however, there is a trail from the end of the public street which connects to the northwest to the Schroeder Road area.

In reviewing the potential zoning designation, Staff determined that either the Park Forest Zoning District or the Low Density Residential Zoning District would be appropriate for the property. The following is an outline of the issues affecting zoning designation.

- The majority of the lots in Cleghorn Canyon including the subject property are smaller than three acres;

- At this time there is only one public access into the canyon. With the number of dwelling units currently existing in the canyon and the high wild land fire danger of the area, a second public access out of the canyon is needed;
- Public sewer and water are available at the entrance of the canyon; and
- A major drainage is located through the entire canyon that is federally designated floodplain.

The Park Forest Zoning District would limit any further subdivision of the property. The lots under three acres would be legal non-conforming lots in regards to lot size. The Rapid City Municipal Code allows for residential uses on small lots under certain conditions and would not significantly impair the residential use of the property.

The Low Density Residential Zoning District would allow additional development if all standards for access and utilities can be met. The public water and sewer can be extended to provide public services. The Low Density Residential Zoning District regulations are established for the existing lot sizes in the area.

The Future Land Use Committee reviewed this area and recommended that the area be zoned Low Density Residential with a Planned Residential Development. Staff requests that the Planning Commission authorize Staff to proceed with rezoning of this property to Low Density Residential with a Planned Development Designation.