

STAFF REPORT

June 7, 2001

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**No. 01RZ027 - Rezoning from No Use District to General Agriculture District**      **ITEM 39**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01RZ027 - Rezoning from No Use District to General Agriculture District</b>
LEGAL DESCRIPTION	A tract of land located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota, more particularly described as follows: Beginning at the Northwest corner of the NE1/4 of the SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota, thence S0°01'18"W a distance of 233.36 feet along the 1/16 line, to the point of beginning; thence, S11°16'08"E a distance of 329.83 feet; thence, S15°31'41"E a distance of 177.40 feet; thence, along a circular curve to the left with a radius of 1644.56 feet a distance of 292.92 feet, thence, S25°40'52"E a distance of 661.18 feet to the north right-of-way line of Sheridan Lake Road; thence, following the north right-of-way line of Sheridan Lake Road along a circular curve to the left with a radius of 1472.39 feet a distance of 286.48 feet, thence, S70°30'23"W a distance of 238.20 feet; thence, N0°00'27"W a distance of 417.58 feet; thence, N0°01'18"E a distance of 1094.65 feet to the point of beginning. The above described property is located in the NE1/4 of the SE1/4 and the SE1/4 of the SE1/4, Section 29, T1N, R7E, BHM, Pennington County, South Dakota, and contains 7.244 acres, more or less
PARCEL ACREAGE	Approximately 7.244 Acres
LOCATION	At the northeast corner of the intersection of Muirfield Drive and Sheridan Lake Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Low Density Residential District (City)
South:	Suburban Residential District (PUD) (County)
East:	Suburban Residential District (PUD) (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water to be extended

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REPORT BY

Karen Bulman

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Agriculture District be approved.

GENERAL COMMENTS: This property is located at the northwest corner of the intersection of Muirfield Drive and Sheridan Lake Road. Muirfield Drive is the entryway into "Red Rock Estates", a 360 acre residential development. On September 18, 2000, the City Council approved a resolution annexing the subject property into the City limits of Rapid City. This 7.244 acre property is currently void of any structural development.

The property owners have been working with the City to extend sewer and water to the area. An Infrastructure Development Partnership Fund loan has been approved by the City Council to assist in financing some of the infrastructure improvements. Preliminary plans identify that water will be extended from the Wildwood Subdivision through Red Rock Estates. In addition, the sewer will be extended down Sheridan Lake Road through the subject property to a lift station located within Red Rock Estates.

STAFF REVIEW: Staff has reviewed this request 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.**

The subject property was annexed September 18, 2000. All lands annexed by the City are placed in the No Use Zoning District. The No Use Zoning District is a temporary designation for the purpose of permitting investigation and study of the land uses in the area. This property is located in an area that has been changing from traditional agricultural uses to more suburban residential uses. Significant residential developments are anticipated in the area. The General Agricultural Zoning District will function as a holding zone until such time as specific development plans are prepared for the site.

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

Pennington County Suburban Residential Zoning Districts surround this property on the east, south, and west. A City zoned Low Density Residential District is located on the north. There are currently no plans for development of this property. The General Agriculture Zoning District will act as a holding zone for land on the fringe of the urban area. As such, the General Agricultural Zoning District is appropriate for this area.

**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.**

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The property owners have been working with the City to extend water and sewer to the area. An Infrastructure Development Partnership Fund loan has been approved by the City Council to help finance some of the infrastructure improvements. This zoning map amendment should not negatively affect any of the surrounding land uses or public infrastructures.

**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 Comprehensive Plan identifies this area for residential uses. The General Agriculture Zoning District will function as a holding zone until such time as the property is developed. An updated Future Land Use Neighborhood Plan has not yet been developed for this area.

Staff has mailed certified letters to notify property owners within 150 feet of the proposed rezoning and the required sign has been posted on the property. As of this writing, staff has received one call regarding this request.