

STAFF REPORT

June 21, 2001

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**No. 01RZ028 - Rezoning from Low Density Residential District to ITEM 35 Office Commercial District**

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GENERAL INFORMATION:

PETITIONER	John, Kathy & Bobby Sundby
REQUEST	<b>No. 01RZ028 - Rezoning from Low Density Residential District to Office Commercial District</b>
LEGAL DESCRIPTION	Lots A and B of Lot 11, Lot 12 less Lot H1 of Unadel Acres No. 2, Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.4 Acres
LOCATION	The southwest corner of the intersection of Sheridan Lake Road and Catron Boulevard
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	General Commercial District (PCD)
West:	Low Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to Office Commercial District be denied without prejudice at the applicant's request.

GENERAL COMMENTS: The applicant submitted a request to rezone three lots at the southwest corner of Sheridan Lake Road and Catron Boulevard/Wildwood Drive from Low Density Residential Zoning District to Office Commercial Zoning District. Currently, two single family lots are located on two of the lots and one lot is vacant. A drainage way is located on the south side of the property.

The Wildwood Homeowners Association has stated in the past and again in a letter regarding this specific proposal (see attached) that they are opposed to any commercial development on the west side of Sheridan Lake Road from Corral Drive to the city limits on the south. Staff made the applicant aware of the concerns of the neighborhood and recommended that they talk with the neighborhood about their proposal before they proceed with the request. Also, Staff expressed concerns with the encroachment of commercial activity on the west side of Sheridan Lake Road into the residential neighborhood and the lack of appropriate opportunities for adequate buffers between the two land uses. Based on the concerns expressed by Staff and the neighborhood, the applicant has requested that the rezoning request be denied without prejudice.