

STAFF REPORT

November 8, 2001

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**No. 01RZ060 - Rezoning from No Use District to Low Density Residential District**      **ITEM 15**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01RZ060 - Rezoning from No Use District to Low Density Residential District</b>
LEGAL DESCRIPTION	Lot A of Tucker Subdivision and Tract AR2 of Needles Subdivision all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.8 acres
LOCATION	Northeast of the intersection of U.S. Highway 16 and Catron Boulevard
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Commercial District (PD)/Low Density Residential District (PD)
South:	General Commercial District (PD)/Low Density Residential District (PD)/No Use District
East:	Low Density Residential District (PD)
West:	General Commercial District (PD)/No Use District
PUBLIC UTILITIES	City Water and City Sewer to be extended
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Low Density Residential District be approved in conjunction with a Planned Development Designation.

GENERAL COMMENTS: The subject properties are located northeast of the intersection of U.S. Highway 16 and Catron Boulevard. Access to the properties is provided from Catron Boulevard to the south and to the west from U.S. Highway 16.

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.***

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Lot A of Tucker Subdivision and Tract AR2 of Needles Subdivision, all located in Section 26, T1N, R7E, BHM, Rapid City, South Dakota were annexed into the City on August 7, 2001. All lands annexed by the City shall, upon annexation, be 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.

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

Each of the properties is currently developed as a residential property. A residence with structures and equipment to support 3 horses is located on Tract AR2. The properties to the north and south are zoned General Commercial with a Planned Development Designation and Low Density Residential with a Planned Development Designation. The property to the east is zoned Low Density Residential with a Planned Development Designation. The property to the west is zoned General Commercial with a Planned Development Designation.

**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.***

City sewer and City water are located south and west of the property, and could be extended to serve the subject properties. The proposed rezoning should not significantly 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 South Robbinsdale Neighborhood Area Future Land Use identifies this area as appropriate for Low Density Residential zoning with a Planned Development Designation. The Major Street Plan identifies Catron Boulevard and U.S. Highway 16 as principal arterial roads.

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. Staff has not received any calls or requests regarding this rezoning request.