

STAFF REPORT

March 7, 2002

No. 02RZ013 - Rezoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District **ITEM 24**

GENERAL INFORMATION:

PETITIONER Dream Design International, Inc. for Stoney Creek Inc.

REQUEST **No. 02RZ013 - Rezoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District**

EXISTING
LEGAL DESCRIPTION

A parcel of land located in the NE1/4 SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the southeast corner of Lot 3, Block 4 of Stoney Creek Subdivision Phase 1, as recorded in Pennington County Register of Deeds Office in Book 30, Page 4; thence N00°06'46"W, 344.73 feet; thence N89°50'04"E, 1319.78 feet; thence S00°10'01"E, 1164.55 feet to a point lying on a curve concave to the south and whose chord bears N62°17'18"W, 115.64 feet; said point is also lying on the northerly right-of-way line of Catron Boulevard; thence continuing along said northerly right-of-way line the following six (6) courses: Thence northwesterly along the arc of said curve to the left whose radius is 2513.09 feet and whose central angle is 02°38'12", an arc length of 115.65 feet to a point of tangency; thence N63°36'24"W, 52.54 feet; thence N32°27'56"W, 107.85 feet; thence N63°36'24"W, 23.24 feet; thence S80°51'12"W, 112.88 feet; thence N63°36'24"W, 459.58 feet; thence departing said northerly right-of-way line N26°23'36"E, 400.00 feet; thence N63°6'24"W, 400.00 feet; thence S26°23'36"W, 400.00 feet to a point on said northerly right-of-way line; thence continuing along said northerly right-of-way line the following two (2) courses; N27°46'08"W, 72.85 feet; thence N63°36'24"W, 85.30 feet; thence departing said northerly right-of-way line N25°26'46"W, 189.65 feet; thence S89°20'46"W, 21.08 feet, to the point of beginning; containing 21.246 acres more or less; and, a parcel of land located in the NE1/4 SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the southeast corner of Lot 3, Block 4 of Stoney Creek Subdivision Phase I, as recorded in

STAFF REPORT

March 7, 2002

No. 02RZ013 - Rezoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District **ITEM 24**

Pennington County Register of Deeds Office in Book 30, Page 4; thence S73°54'41"E, 346.52 feet to the true point of beginning; thence N26°23'36"E, 400.00 feet; thence S63°36'24"E, 400.00 feet; thence S26°23'36"W, 400.00 feet to a point lying on the northerly right-of-way line of Catron Boulevard; thence N63°36'24"W, along said northerly right-of-way line, 400.00 feet to the true point of beginning; containing 3.673 acres more or less.

PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District be continued to the March 21, 2002 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a rezoning request to change the zoning from General Agriculture and Neighborhood Commercial to Low Density Residential District on approximately 21.246 acres and 3.673 acres, respectively. The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is a part of the proposed Stoney Creek Subdivision.

On February 4, 2002, the City Council approved Layout Plat #02PL002 to subdivide the

STAFF REPORT

March 7, 2002

**No. 02RZ013 - Rezoning from General Agriculture District and
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ITEM 24

subject property into 25 residential lots. The applicant has also submitted a Preliminary and Final Plat to subdivide the property as identified on the Layout Plat and a Comprehensive Plan Amendment to revise the Major Street Plan eliminating Nugget Gulch as a collector road. In addition, the applicant has submitted a Planned Residential Development request and a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02PL012, 02CA014, 02PD005 and 02SV008.)

STAFF REVIEW:

During the review of the Layout Plat, it was identified that a portion of the subject property is currently zoned General Agriculture District with the balance being zoned Neighborhood Commercial District. The General Agriculture District requires a minimum lot area of not less than 20 acres for each dwelling and buildings accessory thereto. The Neighborhood Commercial District allows living and/or sleeping quarters only when constructed above the ground floor and a permitted neighborhood commercial use exists in the ground floor of the structure. Detached single family dwelling units are not permitted. The Southwest Connector Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as Planned Residential Development with a maximum density of 4.8 dwelling units per acre. As such, the applicant has submitted a rezoning request to change the zoning on the subject property from General Agriculture District and Neighborhood Commercial District, respectively, to Low Density Residential District with a Planned Development Designation.

As previously indicated, the applicant has also submitted a Comprehensive Plan Amendment to revise the Major Street Plan to change the classification on a portion of Nugget Gulch from a collector road to a local road with a 52 foot wide right of way. The applicant has indicated that the property may develop differently if the Comprehensive Plan Amendment is not approved. As such, the applicant has requested that the rezoning request be continued to allow action to be taken on the associated amendment to the Major Street Plan.

Staff is recommending that the rezoning request be continued to the March 21, 2002 Planning Commission meeting as requested by the applicant.