

STAFF REPORT

October 24, 2002

No. 02RZ058 - Rezoning from No Use District to Low Density Residential District **ITEM 33**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02RZ058 - Rezoning from No Use District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	The east 948 feet of SE1/4 NW1/4 less Lot 1, Block 14, Big Sky Subdivision and less the eastern 38 feet of DeGeest Street right-of-way adjacent to Lot 1, Block 14, Big Sky Subdivision, and the south 480 feet of the SW1/4 NE1/4, all located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 43.72 acres
LOCATION	East of Elk Vale Road and north of Degeest Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	Suburban Residential District (County)
East:	Limited Agriculture District (County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	09/12/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the rezoning from No Use Zoning District to Low Density Residential Zoning District be continued to the **November 7, 2002** Planning Commission.

GENERAL COMMENTS: This property is located east of Elk Vale Road and north of Degeest Street. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a No Use Zoning District. The No Use Zoning District is a temporary zoning designation utilized when property is annexed into the City of Rapid City, pursuant to the provisions of Section 17.26.020 of the Rapid City Municipal Code. The purpose of this application is to complete that process.

STAFF REVIEW: Staff has reviewed this proposed rezoning with the property owner. The

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owner wishes to meet with the Future Land Use Committee regarding the rezoning of this property. Therefore, Staff is recommending this application be continued until the **November 7, 2002** Planning Commission meeting.

Staff has mailed certified letters to notify surrounding property owners of the proposed rezoning and has posted the required sign on this property. As of this date, staff has received no comments or objections regarding this request.