

STAFF REPORT
February 24, 2005

No. 05RZ002 - Rezoning from Park Forest District to Public District

ITEM 64

GENERAL INFORMATION:

PETITIONER	Faulk & Foster for Western Wireless Corp.
REQUEST	No. 05RZ002 - Rezoning from Park Forest District to Public District
EXISTING LEGAL DESCRIPTION	A tract of land that is located in a portion of the NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the Southeast corner of Lot 3 as recorded in Page 62 of the Chambers records of the Pennington County Register of Deeds; thence North along the east line of said Lot 3, 789.81 feet to the south line of Tract 4 of the Greenway tracts as recorded in Book 17 of Plats on Page 106 of the records of the Pennington County Register of Deeds; thence S74°32'00"W along the said south line of Tract 4 of the Greenway tracts, 194.76 feet; thence S36°00'00"W along the said south line of Tract 4 of the Greenway tracts, 459.84 feet; thence South, 363.83 feet to the south line of said Lot 3; thence S89°44'48"E along the said south line of Lot 3, 458.00 feet to the point of beginning; all located in NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.71 acres
LOCATION	At the northern terminus of Player Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/10/2005
REVIEWED BY	Todd Tucker / David L. Johnson

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RECOMMENDATION:

Staff recommends that the Rezoning from Park Forest District to Public District be continued to the March 24, 2005 Planning Commission meeting.

GENERAL COMMENTS: The subject property is located at the northern terminus of Player Drive between Sheridan Lake Road and Park Drive. The subject property is currently zoned Park Forest and is part of the Meadowbrook Golf Course. The property is located adjacent to Park Forest properties to the north and west. The properties located east and south of the subject property are zoned Low Density Residential. The applicant is requesting the property be rezoned from Park Forest to Public District. The Comprehensive Plan and the Future Land Use Map identify the subject property as Flood District. The applicant has also submitted a request to amend the Future Land Use Plan from Flood District to Public District (05CA002).

Staff recommends that the Rezoning request be continued to the March 24, 2005 Planning Commission Meeting to allow this item to be acted on with the associated Comprehensive Plan Amendment and SDCL 11-6-19 Review for the subject property.