

STAFF REPORT
February 24, 2005

No. 05RZ009 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 35**

GENERAL INFORMATION:

PETITIONER Sperlach Consulting for Doeck, LLC

REQUEST **No. 05RZ009 - Rezoning from Low Density Residential District to Medium Density Residential District**

EXISTING

LEGAL DESCRIPTION

A portion of the SW1/4 of the NW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: commencing at the northeasterly corner of Lot 1 of Block 4 of Auburn Hills Subdivision, common to a point on the westerly edge of the right-of-way of Haines Avenue, and the Point of Beginning; Thence, first course: S70°51'20"W, along the northerly boundary of said Lot 1 of Block 4, a distance of 108.45 feet, to the northwesterly corner of said Lot 1 of Block 4, common to the easterly edge of the right-of-way of Chalkstone Court; Thence, second course: northwesterly, along the easterly edge of the right-of-way of said Chalkstone Court, curving to the left on a curve with a radius of 324.50 feet, a delta angle of 07°44'19", an arc length of 43.83 feet, a chord bearing of N23°00'50"W, and a chord distance of 43.79 feet, to the northeasterly corner of the right-of-way of said Chalkstone Court; Thence third course: S63°07'01"W, along the northerly end of the right-of-way of said Chalkstone Court, a distance of 49.00 feet, to the northeasterly corner of Lot 2 of Block 4 of Auburn Hills Subdivision, common with the northwesterly corner of the right-of-way of said Chalkstone Court; Thence, fourth course: S63°07'01"W along the northerly boundary of said Lot 2 of Block 4, a distance of 124.45 feet to the northwesterly corner of said Lot 2 of Block 4, common to a point on the easterly boundary of Lot 3 of Block 4 of Auburn Hills Subdivision; Thence, fifth course: N18°05'54"W, along the easterly boundary of said Lot 3 of Block 4, a distance of 86.55 feet, to the northeasterly corner of said Lot 3 of Block 4; Thence, sixth course: S67°34'38"W, along the northerly boundary of said Lot 3 of Block 4, a distance of 110.00 feet, to the northwesterly corner of said Lot 3 of Block 4, common with a point on the easterly edge of the right-of-way of Coal Bank Court; Thence, seventh course: northwesterly, along the easterly edge of the right-of-way of said Coal Bank

STAFF REPORT
February 24, 2005

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Court, curving to the left on a curve with a radius of 324.50 feet, a delta angle of 06°10'47", an arc length of 35.00 feet, a chord bearing of N25°30'46"W, and a chord distance of 34.98 feet, to a point of tangent; Thence, eighth course: N28°36'09"W, along the easterly edge of the right-of-way of said Coal Bank Court, a distance of 28.62 feet, to a point of curve; Thence, ninth course: northwesterly, along the easterly edge of the right-of-way of said Coal Bank Court, curving to the left on a curve with a radius of 324.50 feet, a delta angle of 03°24'07", a arc length of 19.27 feet, a chord bearing of N49°39'37"W, and chord distance of 19.26 feet, to the northeasterly corner of the right-of-way of said Coal Bank Court; Thence, tenth course: S57°59'43"W, along the northerly edge of the right-of-way of said Coal Bank Court, a distance of 49.00 feet, to the northeasterly corner of Lot 4 of Block 4; Thence, eleventh course: S89°52'29"W, a distance of 173.34 feet to the northwesterly corner of Lot 5 of Block 4; Thence, twelfth course: S89°52'29"W, along the westerly edge of Lots 6 thru 11 and future Lot 12 of Block 4, a distance of 603.16 feet; Thence, thirteenth course: N00°00'00"E, a distance of 405.96 feet to a point on the 1/16 section line and the northerly boundary of said SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM; Thence, fourteenth course: N89°52'25"E, along the 1/16 section line and the northerly boundary of said SW1/4 of the NW1/4 of Section 13, a distance of 1079.49 feet to a point of intersection of the SW1/4 of the NW1/4 of Section 13, and the westerly edge of the right-of-way of said Haines Avenue; Thence, fifteenth course: S23°09'20"E, along the westerly edge of the right-of-way of said Haines Avenue, a distance of 457.48 feet to the northeasterly corner of Lot 1 of Block 4 of Auburn Hills Subdivision, common to a point on the westerly edge of the right-of-way of said Haines Avenue, and the Point of Beginning; said parcel contains 488,619 square feet of 11.217 acres more or less

PARCEL ACREAGE	Approximately 7.2 acres
LOCATION	Auburn Hills Subdivision
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	

STAFF REPORT
February 24, 2005

No. 05RZ009 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 35**

North:	General Agriculture District/Limited Agriculture District (Pennington County)
South:	Medium Density Residential District (Planned Residential Development)
East:	Medium Density Residential District (Planned Residential Development) General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Linda Foster / David L. Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be continued to the March 10, 2005 Planning Commission meeting.

GENERAL COMMENTS: The applicant is requesting to rezone approximately 7.2 acres located north of Cobalt Drive and west of Haines Avenue, in Auburn Hills Subdivision. The property is currently zoned Low Density Residential District. The property located north of the subject property is currently zoned General Agriculture District and Limited Agriculture District in Pennington County. The property to the south is zoned Medium Density Residential District with a Planned Residential Development Designation, the property to the east is zoned Medium Density Residential District with a Planned Residential Development Designation and General Agriculture District in Pennington County. The property to the west of the subject property is zoned General Agriculture District in Pennington County. An application to amend the Comprehensive Plan to change the future land use designation from Agriculture to Medium Density Residential (05CA008) has also been submitted in conjunction with this rezoning request.

STAFF REVIEW: The Future Land Use Committee reviewed this request with the applicant on February 11, 2005 and requested that the applicant bring additional information to the Future Land Use Committee for review on February 18, 2005. The applicant has agreed to supply this information and continue the application to the March 10, 2005 Planning Commission meeting.

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