

STAFF REPORT  
February 24, 2005

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**No. 05RZ013 - Rezoning from No Use District to General Agriculture District**      **ITEM 41**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05RZ013 - Rezoning from No Use District to General Agriculture District</b>
EXISTING LEGAL DESCRIPTION	The easternmost 1824.64 feet of the SW1/4 of Section 27 lying south of Lot H7 of the SW1/4, all located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 95.431 acres
LOCATION	East of Elk Vale Road and south of Interstate 90
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District/Heavy Industrial District (Pennington County)
South:	No Use District
East:	Box Elder City Limits
West:	General Commercial District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Karen Bulman / Curt Huus

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Agriculture District be denied without prejudice.

GENERAL COMMENTS: This undeveloped property is located east of Elk Vale Road and south of Interstate 90 and contains approximately 95.431 acres. The property located north of the subject property is zoned No Use District in the City and Heavy Industrial District in Pennington County. The property located to the south of the subject property is zoned No Use District. The property located to the west of the subject property is zoned General Commercial District. The property located to the east of the subject property is located in the Box Elder City limits. The property is a portion of a larger area of 130.728 acres that was annexed into the City limits effective February 6, 2003 and placed in a No Use Zoning District. The west 26.029 acres of the annexed property located along Elk Vale Road was rezoned to General Commercial effective June 27, 2003. The No Use Zoning District is a temporary zoning designation utilized when property is annexed into the City of Rapid City,

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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 and rezone the balance of the annexed property.

STAFF REVIEW: Staff initiated the rezoning of the subject property from No Use District to General Agriculture District to be used as a holding zone. Since then, the property owner has requested that the property be zoned General Commercial District and has requested to meet with the Future Land Use Committee to discuss this option. As such, staff requests that this application to rezone the subject property from No Use District to General Agriculture District be denied without prejudice to allow the property owner to meet with the Future Land Use Committee.