

STAFF REPORT
March 24, 2005

No. 05RZ024 - Rezoning from No Use District to Low Density Residential District **ITEM 49**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05RZ024 - Rezoning from No Use District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	The northern most 210 feet of the SE1/4SW1/4SW1/4; the NE1/4SW1/4SW1/4; the northern most 870 feet of the SE1/4SW1/4; the E1/2 NW1/4SW1/4; the NE1/4SW1/4; the NW1/4SE1/4; and the NE1/4SE1/4, all located in Section 34, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 179.5 Acres
LOCATION	South of Interstate 90 and east of Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District - General Agriculture District (Pennington County)
South:	No Use District - Low Density Residential (Planned Residential District) - Limited Agriculture District (Pennington County)
East:	Low Density Residential (Planned Residential District) - Limited Agriculture District (Pennington County)
West:	No Use District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Low Density Residential District be continued to the April 7, 2005 Planning Commission meeting.

GENERAL COMMENTS: This undeveloped property contains approximately 179.5 acres and is located south of Interstate 90 and east of Elk Vale Road. The subject property was annexed into the City effective May 4, 2003 and placed in a No Use Zoning District. The property located north of the subject property is zoned No Use District and General Agriculture District by Pennington County. The property located south of the subject property is zoned No Use District, Low Density Residential District with a Planned Residential Development, and Limited Agriculture District by Pennington County. The

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property located east of the subject property is zoned Low Density Residential District with a Planned Residential Development and Limited Agriculture District by Pennington County. The property located west of the subject property is zoned No Use District.

STAFF REVIEW: The subject property is identified on the Elk Vale Neighborhood Future Land Use Plan as appropriate for Low Density Residential land uses with a Planned Residential Development. Prior to completing the rezoning for this property, a Planned Development Designation application must be submitted. Staff is requesting this rezoning from No Use District to Low Density Residential District be continued to the April 7, 2005 Planning Commission meeting in order to review the Planned Development procedure with the landowners.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 24, 2005 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.