

STAFF REPORT

May 5, 2005

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**No. 05RZ033 - Rezoning from Flood Hazard District to Park Forest District**

**ITEM 59**

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GENERAL INFORMATION:

PETITIONER Tracy Parris

REQUEST **No. 05RZ033 - Rezoning from Flood Hazard District to Park Forest District**

EXISTING  
LEGAL DESCRIPTION

A parcel of land located in Lot 5 of Tittle Springs Subdivision more particularly described as follows: located in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 18, TIN, R7E, BHM, Rapid City, Pennington County, South Dakota, said parcel bears N09°00'28"W a distance of 814.22 feet from the southeast corner of Lot 2 of Tittle Springs Subdivision commencing at the point of beginning: Thence First Course: along the line common with lots 4 and 5 of Tittle Springs Subdivision a bearing of N01°27'29"E and a distance of 35.58 feet; Thence Second Course: along the 100-Year Flood Plain Boundary delineated from F.I.R.M. Panel 465420-0011 F a bearing of N54°55'21"W, a distance of 14.13 feet; Thence Third course: along said 100-Year Flood Boundary Line a bearing of N87°37'55"W and distance of 4.24 feet; Thence Fourth Course: along said 100-year flood line a bearing of N70°03'43"W and distance of 5.26 feet; Thence Fifth Course: along said 100-Year Flood Line a bearing of N88°32'31"W and distance of 8.24 feet to the point of departure from said 100 year line; Thence continuing along a line with a bearing of N88°32'31"W and a distance of 20.76 feet to an intersection with the line common with lots 5 and 6 of Tittle Springs Subdivision; Thence Sixth Course: along the line common to the lots 5 and 6 of Tittle Springs Subdivision a bearing of S01°27'29"W and a distance of 45.05 feet; Thence Seventh Course: along a line with a bearing of S88°26'10"E, and a distance of 50.00 feet to the point of beginning. Said parcel of land contains 2,177.00 sq.ft/0.0500 acres, more or less. All located in Lot 5 of Tittle Springs Subdivision in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 18, TIN, R7E, BHM, Pennington County, South Dakota

PARCEL ACREAGE Approximately 0.05 acres

LOCATION 6201 Magic Canyon Road

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EXISTING ZONING	Flood Hazard District - Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District - Suburban Residential District (Pennington County)
East:	Flood Hazard District
West:	Flood Hazard District - Park Forest District
PUBLIC UTILITIES	Private water and City sewer
DATE OF APPLICATION	3/28/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

**RECOMMENDATION:**

Staff recommends that the Rezoning from Flood Hazard District to Park Forest District be continued to the May 26, 2005 Planning Commission meeting to be heard in conjunction with an associated Comprehensive Plan Amendment request.

**GENERAL COMMENTS:**

The applicant has submitted a rezoning request to change the zoning designation from Flood Hazard District to Park Forest District on the above legally described property.

On October 19, 1987, the City Council approved a Rezoning request to change the zoning designation from Flood Hazard District to Park Forest District on a piece of property located directly east of the subject property also owned by the applicant.

The property is located approximately 1,800 feet southwest of the intersection of Magic Canyon Road and S.D. Highway 44 on the south side of Magic Canyon Road. Currently, a single family residence and a garage are located on the property.

**STAFF REVIEW:**

On April 25, 2005, the applicant submitted a Comprehensive Plan Amendment to change the future land use designation of the subject property from Flood to Park Forest District. The Comprehensive Plan Amendment will be considered at the May 26, 2005 Planning Commission meeting. As such, staff is recommending that the Rezoning request be continued to the May 26, 2005 Planning Commission meeting to be heard in conjunction with the associated Comprehensive Plan Amendment request.