

STAFF REPORT  
December 7, 2006

---

**No. 06RZ047 - Rezoning from No Use District to Medium Density Residential District**      **ITEM 30**

---

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 06RZ047 - Rezoning from No Use District to Medium Density Residential District</b>
EXISTING LEGAL DESCRIPTION	A 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4 of the SE1/4 and a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4 of the NE1/4, all located in Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Less than One Acre
LOCATION	North and west of the intersection of Country Road and Haines Avenue
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential II District
East:	Low Density Residential District - Medium Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	NA
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Rodney Proffitt / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from No Use District to Medium Density Residential District be denied without prejudice.

GENERAL COMMENTS:

This is an application for rezoning section line right-of-way previously annexed into Rapid City (05AN008), which is now zoned No Use District.

STAFF REPORT  
December 7, 2006

---

**No. 06RZ047 - Rezoning from No Use District to Medium Density Residential District**      **ITEM 30**

---

STAFF REVIEW:

During the course of the Staff review of this application, it was noted the property would need to also have a corresponding application to change the appropriate future land use designation from Agriculture District to Residential.

Staff recommends this application for rezoning be denied without prejudice.