

STAFF REPORT
December 7, 2006

No. 06RZ058 - Rezoning from No Use District to Low Density Residential District **ITEM 31**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06RZ058 - Rezoning from No Use District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	A 33 foot wide strip of land adjacent to the easterly boundary of the SE1/4 of the SE1/4 of the NE1/4; and a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4, all located in Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Less than 1 acre
LOCATION	West of Haines Avenue and north of Country road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential II District
East:	Low Density Residential District
West:	General Agriculture District
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 Low Density Residential District be denied without prejudice.

GENERAL COMMENTS:

This is an application to rezone property previously annexed into the City (05AN008). The property is presently zoned No Use District. The property in question is section line right-of-way.

STAFF REVIEW:

During the course of the Staff review of this application, it was noted the property would

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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.