

STAFF REPORT
May 24, 2007

No. 07RZ022 - Rezoning from Low Density Residential District to General Agriculture District **ITEM 22**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 07RZ022 - Rezoning from Low Density Residential District to General Agriculture District
EXISTING LEGAL DESCRIPTION	Lot 4 of Block 16 of Red Rock Estates, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota less the following described property: beginning at the northwest corner of Section 29, thence S89°56'23"E, 2053.37 feet; thence S00°00'39"W, 77.05 feet to a point of curvature; thence southerly along the arc of said curve to the right whose radius is 374.00 feet and whose delta is 21°21'18", an arc length of 139.40 feet to a point on said curve; thence N68°38'03"W, 150.00 feet; thence S42°44'25"W, 163.28 feet; thence S88°50'49"W, 453.19 feet; thence S85°24'59"W, 183.42 feet; thence N74°24'46"W, 476.27 feet; thence N79°54'55"W, 162.92 feet; thence S79°09'58"W, 154.84 feet; thence S19°17'53"E, 150.00 feet to a point lying on a curve concave to the south and whose chord bears S69°10'39"W, 20.01 feet; thence westerly along the arc of said curve to the left whose radius is 376.00 feet and whose delta is 03°02'57", an arc length of 20.01 feet; thence N19°17'53"W, 150.15 feet; thence S65°34'24"W, 254.94 feet to a point lying on a curve concave to the south and whose chord bears N77°30'26"W, 120.54 feet; thence westerly along the arc of said curve to the left whose radius is 226.00 feet and whose delta is 30°56'04", an arc length of 122.02 feet; thence N00°18'22"W, 263.37 feet to the point of beginning, all located in Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	Approximately 3.682 acres
LOCATION	North of Bethpage Drive and west of Lundin Court
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District

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West:	General Agriculture District - Low Density Residential District
PUBLIC UTILITIES	Water and Sewer
DATE OF APPLICATION	3/7/2007
REVIEWED BY	Jonathan Smith / Emily Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to General Agriculture District be approved.

GENERAL COMMENTS:

The City of Rapid City has submitted a request to rezone 3.62 acres from Low Density Residential District to General Agriculture District. The subject property is located west of Lundin Court and north of Bethpage Drive. Land located south and east of the subject property is zoned Low Density Residential District. Land located west of the subject property is zoned General Agriculture District and Low Density Residential. Land located north of the subject property is zoned General Agriculture District. The subject property is currently void of any structural development. Current land use of the subject property is recreational use; more specifically the subject property is currently a portion of Red Rock Estates Golf Course. The subject property was annexed by the City of Rapid City on August 21, 2000 (#00AN008).

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.*

The subject property is located north of Sheridan Lake Road. The subject property is integrated among a single family residential development known as Red Rock Estates. The subject property was annexed into the City on August 21, 2000 (#00AN008). The annexation of the property constitutes the changing conditions within this area.

2. *The proposed zoning is consistent with the intent and purposes of this ordinance.*

The subject property is zoned Low Density Residential District. A golf course with on-sale liquor sales is not an allowed use in a Low Density Residential District. Section 17.34.020 F 1 states that a golf course is an allowed use within a General Agriculture District. The rezoning of the subject property will allow the current land use to be in conformance with the zoning ordinance, and appears to be appropriate.

3. *The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.*

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The current land use of the subject property is a golf course with on-sale liquor sales. At this time there is no change in land use planned as a result of this rezoning. Staff has not identified any significant adverse effects that would result from rezoning the subject property from Low Density Residential District to General Agriculture District.

4. *The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan, and Community Facilities Plan.*

The Long Range Comprehensive Plan identifies this area as appropriate for Park Forest land uses. As noted above the intent of the proposed rezoning is to obtain consistency between the current land use and the zoning ordinance. The proposed rezoning to General Agriculture will also serve as a holding zone. Staff has not identified any conflict with any developmental plan adopted by the City of Rapid City in regards to this rezoning request. The rezoning of the subject property from Low Density Residential District to General Agriculture District to serve as a holding zone and to allow a golf course with on-sale liquor appears to be appropriate.

Notification:

The proper sign has been posted on the subject property. On April 26, 2007 the Rapid City Planning Commission authorized staff to send standard first class mailings. All required mailings have been sent.