

STAFF REPORT
June 26, 2008

No. 08RZ021 - Rezoning from No Use District to Medium Density Residential District **ITEM 8**

GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	Christopher D. Hamm/Hamm Trust
REQUEST	No. 08RZ021 - Rezoning from No Use District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	A portion of NE¼ of the SE¼ of Section 29, T1N, R7E, BHM, Pennington County, South Dakota. More fully described as follows: Commencing at the Section ¼ Corner common to Sections 28 and 29, T1N, R7E, BHM, thence S81°22'09"W, a distance of 252.93 feet, to a point on the southerly edge of Portrush Road right-of-way, and the point of beginning; Thence, first course: S00°00'35"W, a distance of 110.00 feet; Thence, second course: N89°59'25"W, a distance of 380.64 feet; Thence, third course: N00°00'35"E, a distance of 110.00 feet, to a point on the southerly edge of Portrush Road right-of-way; Thence, fourth course: S89°59'25"E, along the southerly edge of Portrush Road right-of-way, a distance of 380.64 feet, to the point of beginning
PARCEL ACREAGE	Approximately 0.961 acres
LOCATION	South of Portrush Road and west of Dunsmore Road
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Planned Unit Development (Pennington County)
East:	Low Density Residential District (Planned Residential Development)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	5/30/2008
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Medium Density Residential District be denied without prejudice at the applicant's request.

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GENERAL COMMENTS: This undeveloped property contains approximately 0.961 acres and is located south of Portrush Road and west of Dunsmore Road. An annexation application (#08AN009) and a Preliminary Plat (File #08PL089) to subdivide the property into three residential lots have been submitted with this application. Upon annexation, the property will be zoned No Use District.

Land located north of the property is zoned Low Density Residential District. Land located east of the property is zoned Low Density Residential District with a Planned Residential District. Land located west and south of the property is zoned Planned Unit Development by Pennington County. The Adopted Comprehensive Plan indicates that the property is appropriate for Residential land use. The draft Sheridan Lake Road Neighborhood Future Land Use Plan identifies the property as appropriate for Low Density Residential uses.

STAFF REVIEW: The City staff and applicant have discussed this request and determined that it would be more appropriate to consider Low Density Residential II District zoning at this location. An application request to rezone the property from No Use District to Low Density Residential II District has been submitted. As such, the applicant requests that this rezoning from No Use District to Medium Density Residential District be denied without prejudice.