

STAFF REPORT
October 23, 2008

No. 08RZ027 - Rezoning from Low Density Residential District to General Agriculture District **ITEM 31**

GENERAL INFORMATION:

APPLICANT/AGENT	Kent R. Hagg for Hagg Development Corporation
PROPERTY OWNER	Kent and Karin Hagg
REQUEST	No. 08RZ027 - Rezoning from Low Density Residential District to General Agriculture District
EXISTING LEGAL DESCRIPTION	Of Open Space and Open Space with Major Drainage and Utility Easement, Block 3, South Hill Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.96 acres
LOCATION	East of Catron Boulevard and north, east and south of Wellington Drive
EXISTING ZONING	Low Density Residential District (Planned Unit Development)
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Unit Development)
East:	General Agriculture District
West:	Low Density Residential District (Planned Unit Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Travis Tegethoff / Karley Halsted

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to General Agriculture District be continued to the **November 6, 2008** Planning Commission meeting.

GENERAL COMMENTS: (Update: October 14, 2008. All revised and/or added text is shown in bold). This item was continued to the October 23, 2008 Planning Commission meeting at the applicant's request. To date, the legal notification requirements have not been met for this application. As such, staff recommends that this item be continued to the November 6, 2008 Planning Commission meeting.

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(Update: August 26, 2008. All revised and/or added text is shown in bold). This item was continued to the September 4, 2008 Planning Commission meeting at the applicant's request. On August 19, 2008 staff met with the applicant to discuss their options of submitting an Ordinance Amendment to allow a General Agriculture District with a Planned Residential Development or submit an application to remove this property from the existing Planned Residential Development. Staff recommends that this item be continued to the October 9, 2008 Planning Commission meeting to allow the applicant to review their options and submit the required applications.

This undeveloped property contains approximately 14.96 acres and is located west of Catron Boulevard and north, west and south of Wellington Drive. The property was annexed in June 1998 and is currently zoned Low Density Residential District with a Planned Unit Development. It was previously the open space for the South Hill Development. The land located south and west of the property is zoned Low Density Residential District with a Planned Unit Development. The land located north and east of the property is zoned General Agriculture District. The property is currently undeveloped.

The U.S. Highway 16 Neighborhood Future Land Use Plan indicates that this property is appropriate for a Planned Unit Development.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the **October 23, 2008** Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that this item be continued to the **November 6, 2008** Planning Commission meeting to allow the applicant to review a number of issues with City staff.