**No. 12RZ019 - Rezoning from Low Density Residential District to   ITEM 3
Medium Density Residential Distict**

GENERAL INFORMATION:

APPLICANT	Renee Catron - Renner & Associates, LLC
AGENT	Parkview Estates LLC
PROPERTY OWNER	Parkview Estates LLC
REQUEST	**No. 12RZ019 - Rezoning from Low Density Residential District to Medium Density Residential District**
EXISTING LEGAL DESCRIPTION	A portion of the W1/2 of the NW1/4 of the SW 1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at south section 1/16th corner, on the west line of Section 18, T1N, R8E, BHM, common to the east line of Section 13, T1N, R7E, BHM, and the point of beginning; Thence, first course: N00°11'02"E, along the section line common to said Sections 13 and 18, a distance of 500.00 feet; Thence, second course: S89°17'02"E, a distance of 165.05 feet, to a point on the westerly boundary of Tract A, of Block 19, of Robbinsdale Addition No. 10; Thence, third course: S00°14'30"E, along the westerly boundary of said Tract A, a distance of 500 feet, to a point on the northerly boundary of Lot H1 in Lot A Revised of the N1/2 of Government Lot 4, Section 18, T1N, R8E, BHM, common to the section 1/16th line; Thence, fourth course: N89°18'01"W, along the said section1/16th line, a distance of 168.76 feet, to the said point of beginning
PARCEL ACREAGE	Approximately 1.916 acres
LOCATION	East of Parkview Drive and south of East Minnesota Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Agricultural District
East:	Low Density Residential District

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West:	Public District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	December 14, 2012
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:
Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential Distict **be continued to the April 4, 2013 Planning Commission meeting.**

GENERAL COMMENTS:
(Update January 16, 2013. All revised and/or added text is shown in bold.) This item was continued at the January 10, 2012, Planning Commission meeting to allow the applicant to address the outstanding violation on the property. The applicant must plat the above legally described property prior to approval of any development applications. As of this writing, the applicant has not submitted a Preliminary Subdivision Plan, the first step in the platting process. The platting process takes approximately 90 days to complete. As such, staff recommends that this item be continued to the April 4, 2013 Planning Commission meeting at which time staff will update the applicant's progress towards platting the property.

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from Low Density Residential District to Medium Density Residential District.

The property is located on the east side of Parkview Drive approximately 530 feet south of the intersection of Parkview Drive and East Minnesota Street. Currently, the property is undeveloped.

STAFF REVIEW:
The above legally described property was transferred by the Register of Deeds Office in violation of State and City regulations. Pursuant to Chapter 16.04.100 of the Rapid City Municipal Code, a tract of land less than 40 acres must be platted in order for that tract of land to be legally transferred. The subject property is an approximate 1.916 acre unplatted parcel requiring that it be platted prior to transfer of ownership. As such, the Rezoning request cannot be approved until the property has been platted in compliance with City regulations. Staff recommends that the Rezoning request be continued to the **April 4, 2013** Planning Commission meeting to allow the applicant to address the outstanding violation.