

STAFF REPORT

June 6, 2013

**No. 13RZ016 - Rezoning from Low Density Residential District I to
Medium Density Residential District**

ITEM 10

GENERAL INFORMATION:

APPLICANT Walgar Development Corp.

AGENT Sperlich Consulting, Inc.

PROPERTY OWNER Walgar Development Corporation

REQUEST **No. 13RZ016 - Rezoning from Low Density Residential District I to Medium Density Residential District**

EXISTING
LEGAL DESCRIPTION

A portion of Tract A of Block 19, Robbinsdale Addition No. 10, located in the W1/2 of the NW1/4 of the SW1/4, Section 18, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at a point on the westerly boundary said Tract A of Block 19 of Robbinsdale Addition No. 10, common to the southwesterly corner of Lot 3 of Block 20 of Robbinsdale Addition No. 10, and the Point of Beginning; Thence, first course: N89°32'41"E, along the southerly boundary of said Lot 3 of Block 20 of Robbinsdale Addition No. 10, a distance of 165.19 feet, to the southeasterly corner of said Lot 3 of Block 20 of Robbinsdale Addition No. 10, common to the southwesterly edge of the dedicated right-of-way of Winfield Street; Thence, second course: N89°37'30"E, along the southerly edge of the right-of-way of said Winfield Street, a distance of 60.00 feet, to the southwesterly corner of Lot 3 of Block 19 of Robbinsdale Addition No. 10, common to the southeasterly edge of the dedicated right-of-way of said Winfield Street; Thence, third course: N89°37'30"E, along the southerly boundary of said Lot 3 of Block 20 of Robbinsdale Addition No. 10, a distance of 132.33 feet, to the southeasterly corner of said Lot 3 of Block 19 of Robbinsdale Addition No. 10, common to a corner on the westerly boundary of Tract C of Block 9 of Robbinsdale Addition No. 10; Thence, fourth course: S01°02'30"E, along the westerly boundary of said Tract C of Block 9 of Robbinsdale Addition No. 10, a distance of 290.00 feet, to the southwesterly corner of said Tract C of Block 9 of Robbinsdale Addition No. 10; Thence, fifth course: S01°02'30"E, along the prolongation of the westerly boundary of said Tract C of Block 9 of Robbinsdale Addition No. 10, a distance of 230.11 feet, to the

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intersection with the prolongation of the southerly edge of the dedicated right-of-way of Hanover Drive, as shown in the subdivision of Lots 5 through 14 of Tract A of Block 9 of Robbinsdale Addition No. 10; Thence, sixth course: N88°52'36"W, along the prolongation of the southerly edge of the dedicated right-of-way of said Hanover Drive, as shown in the subdivision of Lots 5 through 14 of Tract A of Block 9 of Robbinsdale Addition No. 10, a distance of 76.00 feet; Thence, seventh course: S01°10'16"E, a distance of 125.19 feet, to a point on the northerly boundary of Lot A Revised of the N1/2 of 'Government' Lot 4 of Section 18, common with a point on the southerly boundary of said Tract A of Block 19 of Robbinsdale Addition No. 10; Thence, eighth course: N89°29'22"W, along the northerly boundary of said Lot A Revised of the N1/2 of 'Government' Lot 4 of Section 18, common with the southerly boundary of said Tract A of Block 19 of Robbinsdale Addition No. 10, a distance of 285.91 feet, to the southwesterly corner of Said Tract A of Block 19 of Robbinsdale Addition No. 10, common to a point on the northerly boundary of said Lot A Revised of the N1/2 of 'Government' Lot 4 of Section 18; Thence, ninth course: N00°10'44"E, along the westerly boundary said Tract A of Block 19 of Robbinsdale Addition No. 10, a distance of 637.27 feet, a point on the westerly boundary said Tract A of Block 19 of Robbinsdale Addition No. 10, common to the southwesterly corner of Lot 3 of Block 20 of Robbinsdale Addition No. 10, and the Point of Beginning.

PARCEL ACREAGE	Approximately 5.103 acres
LOCATION	At the current southern terminus of Winfield Street
EXISTING ZONING	Low Density Residential District - Medium Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Agricultural District
East:	Medium Density Residential District - Low Density Residential District
West:	Medium Density Residential District - Public District

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PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	June 3, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District I to Medium Density Residential District be continued to the July 20, 2013 Planning Commission meeting.

GENERAL COMMENTS:

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

On March 6, 1995, the City Council approved a Final Plat (File #PL2170) to create Tract A of Block 19 of Robbinsdale No. 10 Subdivision. Subsequently, additional lots have been created from Tract A leaving a non-transferable balance.

The property is located at the southern terminus of Winfield Court approximately 390 feet south of the intersection of Winfield Court and East Minnesota Street. Currently, the property is void of any structural development.

STAFF REVIEW:

The legal description provided by the applicant included land that is currently zoned Medium Density Residential District. The applicant has indicated that a revised legal description will be submitted for only the land to be rezoned from Low Density Residential District I to Medium Density Residential District. With the applicants' concurrence, staff recommends that the rezoning request be continued to the July 20, 2013 Planning Commission meeting.