

STAFF REPORT  
March 5, 2015

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**No. 15RZ003 - Rezoning from Low Density Residential District to Medium Residential District**      **ITEM 3**

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GENERAL INFORMATION:

APPLICANT	TJ Wojtanowicz - VIP Properties
AGENT	Ron Bengs - Advanced Engineering
PROPERTY OWNER	Bruce C and Albina Kulpaca
REQUEST	<b>No. 15RZ003 - Rezoning from Low Density Residential District to Medium Residential District</b>
EXISTING LEGAL DESCRIPTION	Lot 13R of Block 6 of Park Hill Subdivision, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.09 acres
LOCATION	East of the intersection of Hoefer Avenue and Churchill Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Park Forest District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	February 2, 2015
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge the applicants' withdrawal of the Rezoning from Low Density Residential District to Medium Residential District.

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 to Medium Density Residential District for a parcel of land approximately 5.04 acres in size. On February 23, 2015, the applicant withdrew the Rezoning request. The applicant has indicated that a

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revised Rezoning request will be submitted to change the zoning designation from Low Density Residential District – I to Low Density Residential District – II. Staff recommends that the Planning Commission acknowledge the applicants' withdrawal.