



Rapid City Planning Commission

Rezoning Project Report

June 25, 2015

Applicant Request(s)
Case # 15RZ010-A request to rezone property from Park Forest District to Low Density Residential District.
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
Continue the request to the July 9, 2015 Planning Commission meeting.

Project Summary Brief

Update 6/25/15. All updated text has been added in bold. This item was continued from the June 4, 2015 Planning Commission meeting to allow publication requirements to be met. At the June 4, 2015 Planning Commission meeting, the Commission directed staff to proceed with an Ordinance Amendment to allow a bed and breakfast as a conditional use in the Park Forest District. The Amendment is scheduled to be heard at the July 9, 2015 Planning Commission meeting. As such, the applicant is requesting that this item be continued to the same meeting.

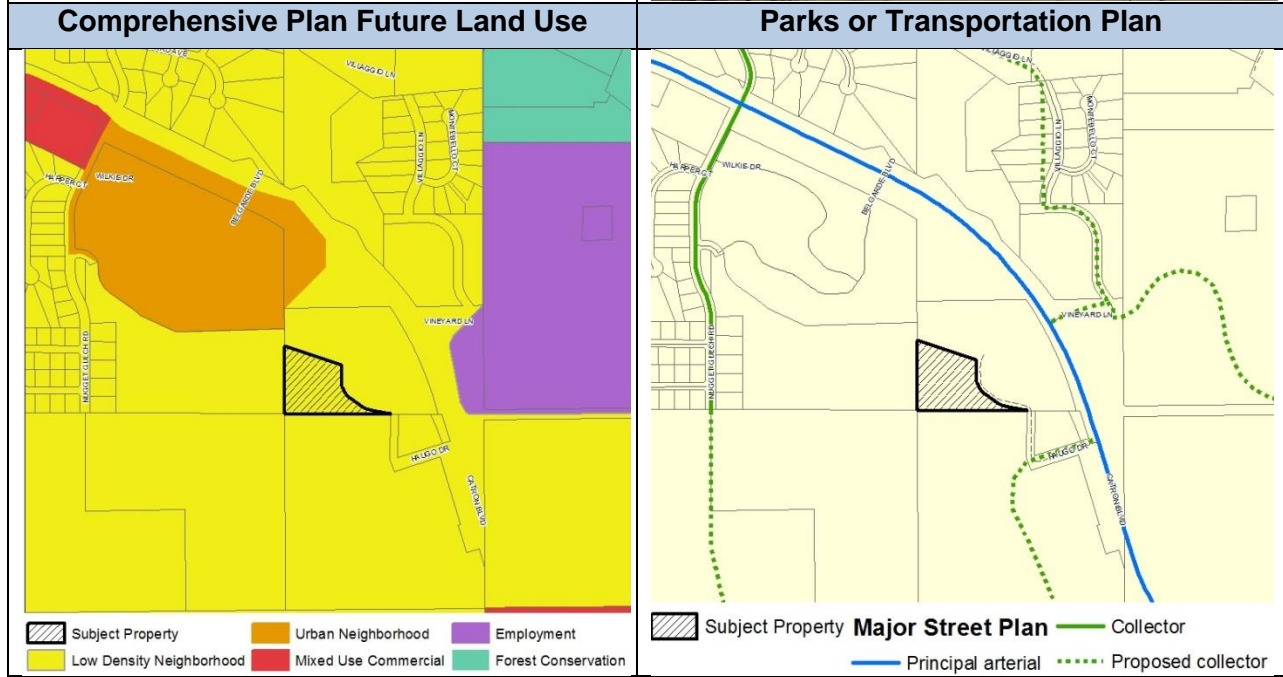
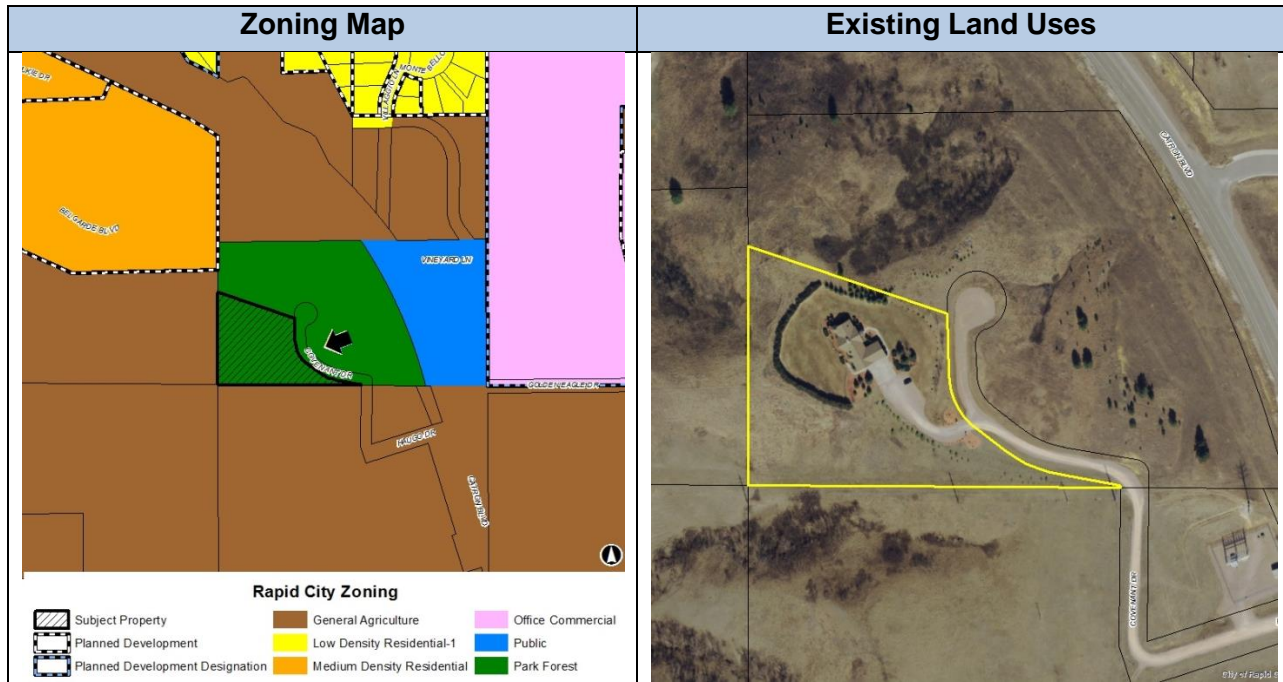
The subject property is currently developed with a single family residence. The applicant intends to submit a request for a Conditional Use Permit to allow a bed and breakfast on the property. However, a bed and breakfast is only a conditional use in the Low, Medium, and High Density Residential Districts. Staff has noted that there may be a number of situations where a bed and breakfast would be an appropriate use in the Park Forest District.

Applicant Information	Development Review Team Contacts
Applicant: Sharon Rose and Calvin Havorka	Planner: Robert Laroco
Property Owner: Sharon Rose and Calvin Havorka	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
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Address/Location	6105 Covenant Drive
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Section 22, Township 1 North, Range 7 East
Land Area	3.6 acres, approximately 156,816 square feet
Existing Buildings	Single family residence
Topography	Primarily level, but sloping sharply downhill on the northern and western portions of the property
Access	Covenant Drive, an existing public access easement
Water Provider	Private well
Sewer Provider	Septic sanitary sewer system
Electric/Gas Provider	Black Hills Power, Montana-Dakota Utilities
Floodplain	No floodplain identified
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	PFD	LDN	Single Family residence
Adjacent North	PFD	LDN	No structural development
Adjacent South	GAD	LDN	Communications tower and accessory structures
Adjacent East	PFD	LDN	No structural development
Adjacent West	GAD	LDN	No structural development



Summary

Staff has reviewed the requested rezone and has noted the following considerations:

The applicant has requested that this application be continued to the **July 9, 2015** Planning Commission meeting to allow **the Planning Commission to hear an Ordinance Amendment to allow a bed and breakfast as a conditional use in the Park Forest District.**