



Rapid City Planning Commission

Rezoning Project Report

July 9, 2015

Applicant Request(s)
Case # 15RZ010, a request to rezone property from Park Forest District to Low Density Residential District.
Companion Case(s) #: 15OA005

Development Review Team Recommendation(s)
The Development Review Team recommends that the Planning Commission acknowledge the applicant's request to withdraw the application.

Project Summary Brief
<p>Update 7/09/15. All additional/revised information is provided in bold text. 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. The subject property is currently developed with a single family residence. 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. However, currently a bed and breakfast facility is neither a permitted nor a conditional use in the Park Forest District.</p> <p>Staff was directed by the Planning Commission at the June 4, 2015 Planning Commission meeting to submit an Ordinance Amendment to allow a bed and breakfast facility as a conditional use in the Park Forest District for Planning Commission's consideration. The Ordinance Amendment is being considered at the July 9, 2015 Planning Commission meeting. Upon approval of the associated Ordinance Amendment, the applicant requests that this request to rezone the property be withdrawn.</p>

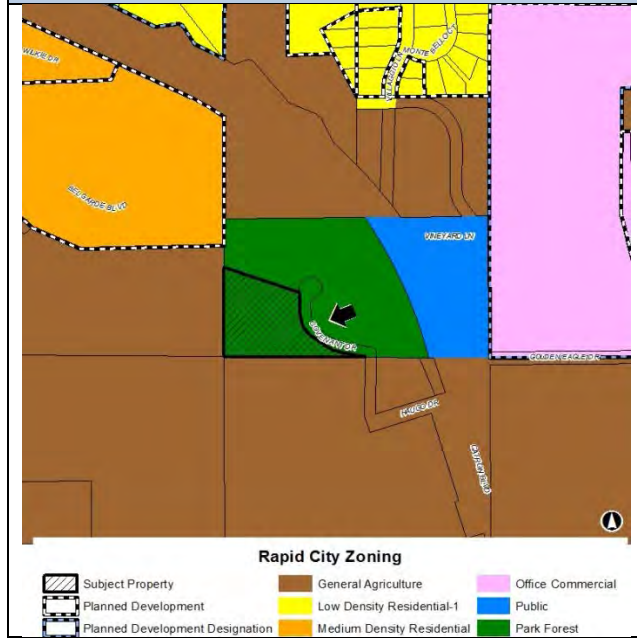
Applicant Information	Development Review Team Contacts
Applicant: Sharon Rose and Calvin Havorka	Planner: Robert Laroco
Property Owner: Sharon Rose and Calvin Havorka	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools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

Subject Property Information	
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	Level on the southern and central portions of the property, 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	

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

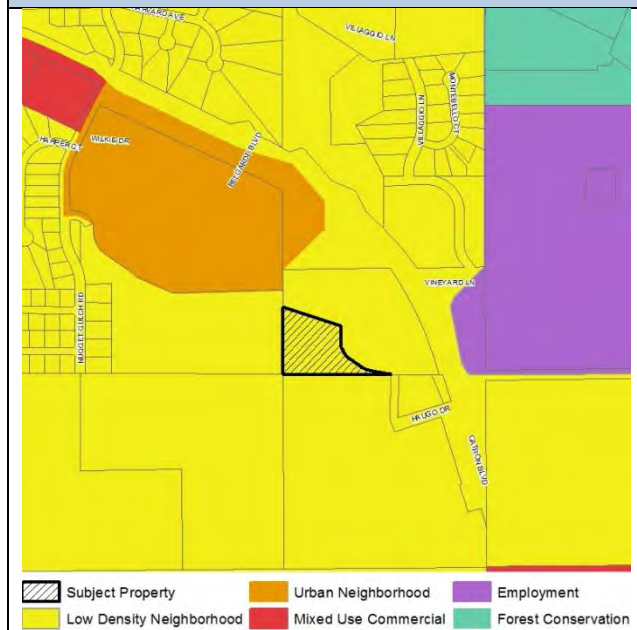
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Summary and Recommendation:

The Development Review Team recommends that the Planning Commission acknowledge the applicant's withdrawal of the request to rezone property from Park Forest District to Low Density Residential District.