

STAFF REPORT

November 22, 2000

**RZN #00RZ048 - Rezoning from No Use District to
General Agriculture District**

ITEM 13

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	RZN #00RZ048 - Rezoning from No Use District to General Agriculture District
LEGAL DESCRIPTION	N1/2, NW1/4 east of Sheridan Lake Road, Section 27, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 78.51 Acres
LOCATION	Southeast of the intersection of Unal Del Drive and Sheridan Lake Road
EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	General Commercial (PCD) and General Agriculture District
South:	Suburban Residential District (County)
East:	General Agriculture District (City)
West:	Suburban Residential District (County) Low Density Residential (City)
PUBLIC UTILITIES	NA
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to General Agriculture District be approved.

GENERAL COMMENTS: The City of Rapid City annexed the 78.5 acres of land in 1999. The 78.5 acre property is currently vacant and is located on the east side of Sheridan Lake Road, south of the intersection of the Catron Boulevard. Under Section 17.26.020 of the Rapid City Municipal Code all newly annexed properties are zoned "No Use" while a study of the appropriate zoning for the effected properties takes place.

STAFF REVIEW: Staff has reviewed this rezoning request with respect to the adopted criteria established for zoning map amendments:

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- 1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.***

The property in question was annexed by the City of Rapid City in 1999. Newly annexed properties are assigned a No Use Zoning classification and must be zoned under the City of Rapid City Zoning Ordinance.

- 2. The proposed zoning is consistent with the intent and purposes of this ordinance.***

The intent of the General Agricultural Zoning District is to "...provide land situated on the fringe of the urban area that ... will be undergoing urbanization in the future." The subject property is located on the southern fringe of the city. The General Agricultural Zoning District requires a minimum lot size of twenty (20) acres.

- 3. The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.***

Staff does not believe any significant adverse impacts will arise from rezoning this property to the General Agricultural Zoning District. The surrounding properties are being used for agricultural purposes. Rezoning the subject property will not increase or change the ability of this land to be used for agricultural related activities.

- 4. The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street plan, Land Use Plan and Community Facilities Plan.***

Staff believes the rezoning is compatible with adopted plans. The Major Street Plan identifies Sheridan Lake Road as a principal arterial. The Southwest Connector Future Land Use Plan identifies this parcel as being located in a residential area with a Planned Residential Development overlay. The proposed density for the subject property is approximately 4.8 dwelling units per acre. Residential housing in this area is a logical extension of the existing development pattern along Sheridan Lake Road. The completion of Catron Boulevard will likely spur considerable development in this area. The General Agriculture Zoning District will serve as a holding zone until services that can support a more intensive development are extended to the property.