

STAFF REPORT

December 7, 2000

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**RZN #00RZ053 - Rezoning from No Use District to Low  
Density Residential District**

**ITEM 28**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>RZN #00RZ053 - Rezoning from No Use District to Low Density Residential District</b>
LEGAL DESCRIPTION	<p>A tract of land located in the Southeast One Quarter of the Southwest One Quarter (SE1/4 SW1/4) of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota , more fully described as: Beginning at the southwest corner of Lot 16R Revised in Block 3 of Wildwood Subdivision, Rapid City, Pennington County, South Dakota, said corner being marked by a rebar: thence, easterly along the southern line of said Lot 16R, a distance of 158.11 feet, more or less, to the southeast corner of said Lot 16R which is also the southwest corner of Lot 17 in Block 3 of Wildwood Subdivision, said corner being marked by a rebar with survey cap No. 1771; thence, easterly along the southern line of said Lot 17, a distance of 171.43 feet, more or less, to the southeast corner of said Lot 17 which is also the northwest corner of Lot 18 in Block 3 of Wildwood Subdivision, said corner being marked by a rebar with survey cap No. 1771; thence, southerly along the western line of said Lot 18, a distance of 384.90 feet, more or less, to the southwest corner of Lot 18 which is also the southwest corner of Lot 19 in Block 3 of Wildwood Subdivision, said corner being located on the southern section line of Section 21, T1N, R7E, BHM, and said corner being marked by a rebar with survey cap No. 1771; thence westerly along said section line, a distance of 370.00 feet, more or less; thence, northerly, a distance of 33 feet, more or less, to the edge of section line right-of-way, said corner being marked by a rebar with survey cap No. 1771; thence, northeasterly, a distance of 215.82 feet, more or less, said corner being marked by a rebar with survey cap No. 1771; thence, northerly a distance of 140.00 feet, more or less, to the point of beginning. Said tract of land contains 2.76 acres, more or less</p>
PARCEL ACREAGE	Approximately 2.76 Acres
LOCATION	At the western terminus of Shooting Star Road

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EXISTING ZONING	No Use District (City)
SURROUNDING ZONING	
North:	Low Density Residential District (City)
South:	General Agriculture District (City)
East:	Low Density Residential District (City)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	To Be Extended
REPORT BY	Lisa Seaman

**RECOMMENDATION:** Staff recommends that the Rezoning from No Use District to Low Density Residential District be approved.

**GENERAL COMMENTS:** The subject property is located at the southwest corner of Wildwood Subdivision. Access to the property will be provided via the section line right-of-way located along the south border of the property. On November 6, 2000 this property was annexed by the City of Rapid City at the owner's request. This annexation was initiated when the petitioner submitted an application to plat this property. The adopted policy of the City is to require annexation when property is platted adjacent to the City. As required by Section 17.26.020 of the Rapid City Municipal Code, the property was placed in a No Use Zoning District. This request has been submitted to rezone the subject property from No Use District to Low Density Residential District.

**STAFF REVIEW:** : Staff has reviewed this request for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

*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.*

As previously mentioned this property was annexed and requires rezoning because the petitioner intends to plat this parcel. The plat of this parcel includes an easement for the extension of city water to the proposed Red Rock development located further to the southwest of this property and will allow the petitioner to resell the property.

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

The intent of the Low Density Residential Zoning District is to provide for single family residential development with low population densities. The subject property is located adjacent to Wildwood Subdivision, a residential subdivision with half acre or larger lots.

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Recent development in close proximity to this property has also been residential in nature. Staff believes that low density residential development is appropriate for this area.

*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 that there will be any adverse impacts as a result of this rezoning. As previously mentioned the property to the north and east is already developed with single family dwellings. The property to the south is zoned General Agriculture District while the property to the west is zoned Suburban Residential District (County).

*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.*

The Future Land Use Committee has not completed a neighborhood plan for this area at this time. However, the Future Land Use Committee discussed this property on November 30, 2000 and concurred that the proposed Low Density Residential Zoning is consistent with adjacent land uses. The Rapid City Area 2000 Plan also identifies this area for residential uses.