

STAFF REPORT

April 5, 2001

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**No. 01RZ003 - Rezoning from General Agriculture District to Park Forest District**      **ITEM 7**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Ken Berglund
REQUEST	<b>No. 01RZ003 - Rezoning from General Agriculture District to Park Forest District</b>
LEGAL DESCRIPTION	The north 825 feet of the NE1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25 Acres
LOCATION	5501 Berglund Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Business Park District
West:	General Agriculture District
PUBLIC UTILITIES	Well and septic system
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture District to Park Forest District be **denied without prejudice at the applicants request.**

GENERAL COMMENTS: The applicant has submitted this request to rezone a 25 acre parcel of land from General Agriculture District to Park Forest District. This property is located approximately 1000 feet west of US Highway 16 and 3800 feet north of the intersection of Catron Boulevard and US Highway 16. Currently, three residences are located on this one tract of land making it a legal nonconforming property. The applicant has noted that a plat subdividing this property into four lots will be submitted after this rezoning request has been approved. **The applicant has submitted an associated Comprehensive Plan Amendment that will address future development of this property and will be submitting a Planned Residential Development and revised Rezoning request at a later date.**