

STAFF REPORT

January 25, 2001

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**RZN #00RZ058 - Rezone from Low Density Residential II  
to General Agriculture**

**ITEM 24**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich for Elks Country Estates
REQUEST	<b>RZN #00RZ058 - Rezone from Low Density Residential II/PRD to General Agriculture</b>
LEGAL DESCRIPTION	<p>A portion of Lot 3 of Block 7 of Elks Country Estates, and a portion of Tract 1 of the E1/2 of Section 16, T1N, R8E, BHM; Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 3 of Block 7 of Elks Country Estates, common with the westerly boundary of Tract 3 of the E1/2 of Section 16, and the Point of Beginning; Thence first course: N86 07'00"W, along the southerly boundary of said Lot 3, a distance of 30.00'; Thence second course: N03 16'44"W, a distance of 118.81', to the southerly edge of right-of-way of Willowbend Road; Thence third course: S82 43'02"E, along the southerly edge of right-of-way of said Willowbend Road, a distance of 135.03' to the point of curve of said Tract 3; Thence fourth course: along the northerly boundary of said Tract 3, curving to the left on a curve with a radius of 270.01', a delta angle of 25 06'38", a length of 118.34', a chord bearing of S86 05'22"W, and a chord distance of 117.39', to the northwesterly corner of said Tract 3; Thence fifth course: S11 46'14"E, along the westerly boundary of said Tract 3, a distance of 97.58', to the southeasterly corner of said Lot 3 of Block 7, and the Point of Beginning. Said Parcel contains 3,354 square feet or .077 acres more or less.</p> <p>A portion of Lot 3 of Block 7 of Elks Country Estates, and a portion of Tract 1 of the E1/2 of Section 16, T1N, R8E, BHM; Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 3 of Block 7 of Elks Country Estates, common with the westerly boundary of Tract 3 of the E1/2 of Section 16, and the Point of Beginning; Thence first course: N86 07'00"W, along the southerly boundary of said Lot 3, a distance of 30.00'; Thence second course: N03 16'44"W, a distance of 118.81', to the southerly edge of right-of-way of Willowbend Road; Thence third course: S82 43'02"E, along the southerly edge of right-of-way of said Willowbend Road, a distance of 135.03' to the point of curve of said Tract 3; Thence fourth course: along the northerly boundary of said Tract 3, curving to the left on a curve with a</p>

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radius of 270.01', a delta angle of 25 06'38", a length of 118.34', a chord bearing of S86 05'22"W, and a chord distance of 117.39', to the northwesterly corner of said Tract 3; Thence fifth course: S11 46'14"E, along the westerly boundary of said Tract 3, a distance of 97.58', to the southeasterly corner of said Lot 3 of Block 7, and the Point of Beginning. Said Parcel contains 3,354 square feet or .077 acres more or less.

PARCEL ACREAGE	.077
LOCATION	Elks Country Estates
EXISTING ZONING	Low Density Residential II with PRD
SURROUNDING ZONING	
North:	Low Density Residential II with PRD
South:	Low Density Residential II with PRD
East:	Low Density Residential II with PRD
West:	Low Density Residential II with PRD
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

**RECOMMENDATION:** Staff recommends that the Rezoning from Low Density Residential II to General Agriculture be approved.

**GENERAL COMMENTS:** The applicant is proposing to reconfigure a common lot line between the residential lot and one of the golf course tracts. It was determined that some of the golf course improvements, a golf cart path, are located outside of the golf course tract. In the review of Lot Split (00PL0132), it was identified that the portion of the property being added to the golf course tract needs to be rezoned to General Agricultural Zoning District. This request is to rezone that .077 acre parcel being added to the golf course tract from Low Density Residential II Zoning District to General Agricultural Zoning 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 is 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.*

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The applicant is requesting approval to reconfigure a common lot line between a golf course tract and a residential lot in the Elks Country Estates. Golf Courses are a permitted use in the General Agricultural District. The proposed amendment would insure that all of the golf course tract would be under one zoning designation.

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

The General Agricultural Zoning District is intended to provide land situated at the fringe of the urban area to be used for agricultural purposes or other low intensity uses. Golf courses are identified as a permitted use in the General Agricultural District. The intensity of use of a golf course is compatible with both agricultural uses and residential uses.

*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.*

This request to rezone a small portion of the Low Density Residential II Zoning District to General Agricultural District would have a limited impact due to the size and nature of the request.

*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 Rapid City Area 2000 Comprehensive Land Use Plan identifies this area as residential area. Staff has not identified any components of the Comprehensive Plan that are in conflict with the proposed amendment. Staff recommends that the rezoning request be approved.