

STAFF REPORT

June 8, 2000

RZN #00RZ022 - Rezoning from General Agriculture District to Medium Density Residential

GENERAL INFORMATION:

PETITIONER	Sandra Runde for Belgarde Enterprises
REQUEST	RZN #00RZ022 - Rezoning from General Agriculture District to Medium Density Residential
LEGAL DESCRIPTION	Beginning at the southeast corner of the SE¼ NW¼ SW¼ of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, Thence first course: N 0 01'51"E, a distance of 666.45', Thence second course: N 0 00'24"E, a distance of 666.73', Thence third course: S89 47'51"W, a distance of 40.72', Thence fourth course: southwesterly on an arc to the right, which radius point bears N41 27'44"W, 120.31' distance, said arc length being 52.665', delta angle of 25 04'54", Thence fifth course: S73 37'10"W, a distance of 252.00', Thence sixth course: along an arc to the left, which radius is 250.00', delta angle of 75 24'10", an arc distance of 329.01', Thence seventh course: along an arc to the right, which radius is 250.00', delta angle of 68 59'31", an arc distance of 301.03', Thence eighth course: S 0 06'46"W, a distance of 85.05', Thence ninth course: S 0 07'40"W, a distance of 665.09', Thence tenth course: N89 58'21"E, a distance of 661.62', to the point of beginning, said parcel of land containing 17.3826 acres more or less, and lying in the E½ of the NW¼ of the SW¼ of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.3826 Acres
LOCATION	Approximately 125 feet east of the eastern terminus of Harmony Heights Lane
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended

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REPORT BY

Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture District to Medium Density Residential be approved with the associated Planned Development Designation request.

GENERAL COMMENTS: The proposed tract involved in this rezoning request is approximately 17 acres. The property is located to the east of the terminus of Harmony Heights Lane located in the Fountain Springs Development. The tract represents the fourth tract in the Fountain Springs Development to be zoned Medium Density Residential. The applicant has indicated that the use of the site will be for a multi-building apartment complex. To allow a multi-building apartment complex, a Planned Residential Development needs to be approved. The applicant has applied for an associated Planned Development Designation for the subject.

STAFF REVIEW: City Staff evaluated the proposed rezoning as it relates to the four criteria for review of zoning map amendments. 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 the City in general.*

The initial light industrial development in this area has, with the development of the Speigel Customer Service Facility, adopted a more office oriented tone. Staff sees the Medium Density Residential development as a transition between the Light Industrial properties to the west and residential development on the ridge to the east. The subject rezoning is an appropriate response to the changing conditions in this area.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The intent of the Medium Density Residential Zoning District is to provide areas in which the principal land use is for single family and medium density residential uses. Other medium density residential land uses exist to the northwest of the subject property.

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 amendment.*

The proposed single tract rezoning would be the fourth lot in this area to be zoned Medium Density Residential. Additional residential development is proposed in the vicinity of the subject development. Recent street and drainage improvements within this area would negate any adverse impacts from the development of the subject lot.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

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The 1976 Rapid City Comprehensive Plan Five Year identifies this area as industrial. However as stated earlier, the area has developed into a mixture of industrial, office commercial, and residential uses. The location of this request borders the residential development of the area. Staff has believes that the proposed rezoning is in compliance with the other above stated plans.

A sign noting that a rezoning hearing is pending has been posted on the lot. Staff has not received the verification that the notices of hearing to the neighboring property owners have been mailed. Staff has not received any inquiries regarding this proposed rezoning.