

# STAFF REPORT

June 8, 2000

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## **RZN #00RZ024 - Rezoning from No Use to Low Density Residential II**

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### GENERAL INFORMATION:

|                    |   |
|--------------------|---|
| PETITIONER         | Centerline for Double E, LLC  |
| REQUEST            | <b>RZN #00RZ024 - Rezoning from No Use to Low Density Residential II</b>  |
| LEGAL DESCRIPTION  | A tract of land located in the north one-half of the southwest one-quarter of Section 16, T1N, R8E, of the B.H.M., Rapid City, Pennington County, South Dakota, described in more detail as follows: beginning at the northeast corner of said southwest one-quarter; thence south 00 00'00" east along the east line of said southwest one-quarter a distance of 1209.09 feet; thence south 90 00'00" west a distance of 269.72 feet; thence north 00 00'00" east a distance of 154.40 feet; thence south 90 00'00" west a distance of 330.00 feet; thence north 00 00'00" east a distance of 125.00 feet; thence south 90 00'00" west a distance of 1086.11 feet; thence north 25 29'36" east a distance of 1027.55 feet to the north line of said southwest one-quarter; thence north 89 53'58" east along said north line a distance of 1243.57 feet to the point of beginning; the above described tract of land contains 33.9 acres, more or less |
| PARCEL ACREAGE     | Approximately 33.9 Acres  |
| LOCATION           | At the western terminus of Willowbend Road and the south end of South Valley Drive  |
| EXISTING ZONING    | No Use (City)   |
| SURROUNDING ZONING |   |
| North:             | (County)  |
| South:             | No Use (City)   |
| East:              | No Use (City)   |
| West:              | Low Density Residential II (Planned Residential Development) (City)   |
| PUBLIC UTILITIES   | City water and sewer to be extended   |
| REPORT BY          | Blaise Emerson  |

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

**GENERAL COMMENTS:** Earlier this year, the City of Rapid City annexed the 80 acre parcel of land located west of the Elks Country Estates. 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 affected properties is completed. This section allows up to 120 days for the zoning study and action by the Council on the zoning of the property.

The Low Density Residential-2 Zoning District is intended to provide for a slightly higher population density, but with basic restrictions similar to LDR-1 district. The principal use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.

**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.*

The conditions of the area changed once the property was annexed into the City. Newly annexed properties are assigned a No Use Zoning classification and must be zoned under the City of Rapid City Zoning Ordinance within 120 days of the effective date of the annexation.

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

The purpose of the Low Density Residential-2 Zoning District is to provide slightly higher population density, but with basic restrictions similar to Low Density Residential-1 district. The types of uses, area and intensity of use of the land which are authorized in this district, are 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 foresee that this rezoning will result in any adverse impacts upon other parts of the city. The Elks Country Estates has already been developed with the Low Density Residential-2 zoning classification. Rezoning this property to Low Density Residential-2 will not change the single-family residential use of the neighborhood.

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*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 1981 Rapid City Area 2000 comprehensive Plan Amendment identifies this area as residential. Staff does not believe any conflicts with these documents will occur as a result of the rezoning this property to Low Density Residential-2.

The required rezoning sign has been posted on the property and the mailing to adjacent property owners has been completed.