

STAFF REPORT

May 25, 2000

**RZN #00RZ016 - Rezoning from Low Density Residential
to Medium Density Residential**

ITEM 15

GENERAL INFORMATION:

PETITIONER	Philip Hunter
REQUEST	RZN #00RZ016 - Rezoning from Low Density Residential to Medium Density Residential
LEGAL DESCRIPTION	the south 237 feet of Lot 5, Harter Tract, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .47 Acres
LOCATION	2326 Canyon Lake Drive
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Medium Density Residential
South:	Flood Hazard
East:	Low Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential to Medium Density Residential be approved.

GENERAL COMMENTS: The petitioner has submitted this request to rezone the subject property from the Low Density Residential Zoning District to the Medium Density Residential Zoning District. The subject property is located at the northeast corner of the intersection of Canyon Lake Drive and Harter Drive and is approximately .47 acres in size. There are currently two single-family structures located on the subject property.

STAFF REVIEW: Staff has evaluated this rezoning request with respect to the four criteria established 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 vast majority of the developed property surrounding the subject property is currently zoned Medium Density Residential. Staff believes the proposal to rezone the subject property to Medium Density Residential is reflective of changing conditions. Much of the area surrounding the subject property was developed and zoned fifty years ago or more. The City has experienced significant growth since that time and the need for additional areas for multi-family housing is apparent.

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

According to Section 17.12.010 of the City Code, the purpose of the Medium Density Residential Zoning District is to: "...provide for medium to high population density." The Code also states that "...principal uses of land may range from single-family to multiple family apartment uses." Staff has noted that much of the surrounding neighborhood is currently developed as single-family or multi-family and is zoned as Medium Density Residential. The property directly east of the subject property is the location of a large apartment complex.

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 believes rezoning the subject property to the Medium Density Residential Zoning District will not adversely affect any surrounding areas or the City in general. As noted, rezoning the subject property to Medium Density Residential will allow it to develop similarly to the surrounding areas.

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 draft Future Land Use Plan for this portion of the community identifies Medium Density Residential land uses for the subject property. The area is also identified in the City's 1976 Comprehensive Plan – 5th Year Review as being part of a larger residential neighborhood.

The required rezoning sign has been posted on the property. As of this writing, the receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission on May 25, 2000 if the receipts are not received by then. Staff has received one inquiry regarding this request.

Based on conformance with the criteria for review of zoning map amendments, Staff recommends that the request to rezone this property from Low Density Residential to Medium Density Residential be approved.

STAFF REPORT

April 20, 2000

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