

STAFF REPORT

August 10, 2000

**RZN #00RZ030 - Rezoning from No Use to Low Density
Residential District**

ITEM 17

GENERAL INFORMATION:

PETITIONER	Dream Design for Buntrock-Graziano-Ward Development, LLC
REQUEST	RZN #00RZ030 - Rezoning from No Use to Low Density Residential
LEGAL DESCRIPTION	The unplatted balance of the North One-Half (N1/2), and the unplatted balance of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), and the unplatted balance of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), and the unplatted balance of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4), all located in Section Twenty-Nine (29), Township One North (T1N), Range Seven East of the Black Hills Meridian (R7E BHM); Together with an easement appurtenant thereto for ingress and egress to such property across the North One-Half of the Southeast Quarter (N1/2SE1/4) and across the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section Twenty-Nine (29), Township One North (T1N), Range Seven East of the Black Hills Meridian (R7E BHM) as shown by a document recorded in Book 41 of Deeds on Page 1541 in the Office of the Register of Deeds; and Outlot A of Tract A of Countryside Subdivision, as shown by the plat recorded in Book 23 of Plats on Page 131 in the Office of the Register of Deeds; and Tract 1 and Well Lot of the Red Ridge Ranch and including Picardi Ranch Road as shown by the plat recorded in Book 24 of Plats on Page 158 in the Office of the Register of Deeds, all located in Pennington County, South Dakota
PARCEL ACREAGE	Approximately 360 Acres
LOCATION	North of Countryside Subdivision
EXISTING ZONING	Suburban Residential (PUD) (County)
SURROUNDING ZONING	
North:	General Agriculture (County)
South:	Suburban Residential w/ PUD (County)
East:	Suburban Residential w/ PUD (County)
West:	General Agriculture (County)

STAFF REPORT

August 10, 2000

**RZN #00RZ030 - Rezoning from No Use to Low Density
Residential District**

ITEM 17

PUBLIC UTILITIES

City sewer and water

REPORT BY

Vicki L. Fisher

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

GENERAL COMMENTS: This item is a companion item to a request for annexation of the subject property. Once annexed, the property will be designated as No Use. The 360 acre parcel is located south of Wildwood Subdivision and directly west of Countryside North Subdivision. In January of this year, the City Council approved a Layout Plat on the subject property to create a residential development to be known as "Red Rock Estates". The Layout Plat presented two alternative development scenarios. The first alternative called for the development of 280 single family units, 80 multi-family units, and an eighteen hole golf course. The second alternative identified the development of 480 single family units, 160 multi-family units, and open space in lieu of the golf course. The applicant has obtained approval of an Infrastructure Development Partnership Fund loan to assist in the extension of City sewer and water to the property.

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 property was previously zoned Suburban Residential District with a Planned Unit Development under the Pennington County Zoning Code. The annexation and requested rezoning is part of the applicant's long term plan for the development.

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.*

Areas along Sheridan Lake Road have experienced additional growth and development over the past decade. The completion of the Southwest Connector (Catron Boulevard) in December 1999 has resulted in greater development activity in the area. The proposed extension of municipal services to the property and the completion of a significant east-west arterial connection will change conditions within the area to support the extension of urban density zoning on the subject property.

STAFF REPORT

August 10, 2000

RZN #00RZ030 - Rezoning from No Use to Low Density Residential District

ITEM 17

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

The purpose of the Low Density Residential Zoning District as stated in the Zoning Ordinance is to provide areas for single family residential development with low population densities. The location of the property approximately one half mile north of Sheridan Lake Road, and one mile west of a major east-west arterial provides the proposed residential development with excellent access to all major employment centers within the community. The rolling topography provides opportunities for desirable residential home locations, many with exceptional views.

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.*

The 360 acre parcel was previously zoned Suburban Residential District with a Planned Unit Development under the Pennington County Zoning Ordinance in anticipation of future residential growth extending north from Countryside North. Future development of a golf course and/or townhomes on the subject property will require that a Use on Review and/or a Planned Residential Development be obtained. The additional review provided by a Use on Review or a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site. The subject property has been left undeveloped while other properties along Sheridan Lake Road have developed into single family residential uses. With the extension of City sewer and water to the subject property, the proposed rezoning request is consistent with other urbanized development located within the area. Specifically, the residential developments known as Carriage Hills Subdivision and Wildwood Subdivision located approximately one half mile north and east of the subject property.

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 property is located outside of the boundaries of the Southwest Connector Neighborhood Future Land Use Plan. However, the Future Land Use Committee informally reviewed the proposal. They indicated that the proposed Low Density Residential zoning would be an appropriate extension of residential development along Sheridan Lake Road and, more specifically, an extension of Countryside North Subdivision located directly south of the subject property. The proposed rezoning does not conflict with the currently adopted or draft Major Street Plan; however, any specific development plan for the property will be required to comply with the street network identified in that plan. Staff believes that the proposed rezoning is consistent with all applicable planning documents.

STAFF REPORT

August 10, 2000

**RZN #00RZ030 - Rezoning from No Use to Low Density
Residential District**

ITEM 17

As of this writing, the required sign has not been posted on the property nor has the receipts from the certified mailing been returned by the applicant. Staff will notify the Planning Commission in the event these requirements are not met. Staff has not received any objections or inquiries regarding this rezoning request.