

STAFF REPORT

October 26, 2000

**RZN #00RZ043 - Rezoning from General Commercial District
to Low Density Residential District**

ITEM 29

GENERAL INFORMATION:

PETITIONER	Dream Design International for Rushmore Carwash, Inc.
REQUEST	RZN #00RZ043 - Rezoning from General Commercial District to Low Density Residential District
LEGAL DESCRIPTION	A parcel of land located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota being more particularly described as follows: Beginning at the NE corner of the intersection of Sheridan Lake Road and Catron Boulevard right of ways; thence N0°02'33"E along the easterly right of way line of Sheridan Lake Road, 760.00 feet to the True Point of Beginning; thence S89°57'27"E, 255.75 feet; thence S11°18'01"E, 79.31 feet; thence S65°11'42"W, 298.61 feet to a point lying on said easterly right of way line of Sheridan Lake Road, thence N0°02'33"E, along said easterly right of way line, 203.24 feet to the True Point of Beginning, containing 0.861 acres, more or less
PARCEL ACREAGE	Approximately .861 Acres
LOCATION	At the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	General Commercial District (PCD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Rezoning from General Commercial District to Low Density Residential District be approved in conjunction with the Planned Development Designation.

STAFF REPORT

October 26, 2000

**RZN #00RZ043 - Rezoning from General Commercial District
to Low Density Residential District**

ITEM 29

GENERAL COMMENTS: The applicant is proposing to rezone an .861 acre parcel from General Commercial District to Low Density Residential District. The applicant has also submitted an application requesting approval of a Planned Development Designation on the subject property and an adjoining .091 acre parcel. In addition, a Layout Plat has been submitted to plat the 1.656 acre parcel and the .091 acre parcel creating a 1.747 acre residential lot from an existing 34.360 unplatted parcel. The remaining 32.613 acres will be left as an unplatted, nontransferable balance. (See companion items.) The applicant has submitted a site plan identifying the future construction of five townhomes on the subject property.

STAFF REVIEW: Staff has evaluated the proposed rezoning as it relates to the four criteria for the 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 district affected, or the City in general.

The property to the north of the proposed rezoning site is currently zoned Low Density Residential District with a Planned Residential Development Designation and is the location of an existing residential development known as "Autumn Hills Subdivision". The property to the west, across Sheridan Lake Road is also zoned Low Density Residential District with existing residential developments known as Wildwood Subdivision and Vista Hills Subdivision. The property to the east is currently zoned Low Density Residential Development and is a part of the Bendt Plaza Planned Residential Development allowing for residential development on the property. The rezoning request from General Commercial District to Low Density Residential District will result in the extension of residential development within the area. The townhome development may serve as a transitional area between the single family residential use currently existing in Autumn Hills and the approved commercial uses to be located directly south of the subject property along Sheridan Lake Road and Catron Boulevard. The extension of municipal services to the property will support the extension of urban density zoning on the subject property.

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

The purpose of the Low Density Residential District as stated in the Zoning Ordinance is to provide areas for single family residential development with low population densities. The property is located adjacent to Sheridan Lake Road and approximately 550 feet north of the intersection of Catron Boulevard and Sheridan Lake Road. Catron Boulevard and Sheridan Lake Road are classified as a Minor Arterial Road and a Principal Arterial Road, respectively, on the City's Major Street Plan. The roadways provide the proposed residential development with excellent access to major employment centers within the community.

STAFF REPORT

October 26, 2000

**RZN #00RZ043 - Rezoning from General Commercial District
to Low Density Residential District**

ITEM 29

- 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.**

Staff does not believe that rezoning this property will result in any adverse impacts provided the associated Planned Development Designation request is approved. The additional review provided by a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site. With the extension of municipal sewer and water to the area, the proposed rezoning request is consistent with urbanized development within the area.

- 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.**

The Southwest Connector Future Land Use Plan identifies this area as appropriate for a Planned Residential Development with a maximum density of 5.5 dwelling units per acre. The Future Land Use Committee discussed the proposed rezoning request. The Committee concurred that the proposed use of the property along with the control afforded by the accompanying Planned Residential Development, would likely promote development which will be compatible with the adjacent residential neighborhood. 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 will be consistent with all applicable planning documents.

As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the October 26, 2000 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.