

STAFF REPORT

October 26, 2000

RZN #00RZ044 - Rezoning from No Use to Low Density Residential

ITEM 24

GENERAL INFORMATION:

PETITIONER	Dream Design for Doyle Estes
REQUEST	RZN #00RZ044 - Rezoning from No Use to Low Density Residential
LEGAL DESCRIPTION	The west 340 feet of the unplatted portion of the S1/2 of the N1/2 of the SW1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.539 Acres
LOCATION	Approximately 1000 feet north of Jolly Lane Road off of Race Track Road
EXISTING ZONING	Suburban Residential District (County)
SURROUNDING ZONING	
North:	Limited Agriculture District (County)
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	General Commercial District (City)
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Rezoning from No Use to Low Density Residential be approved in conjunction with the Planned Development Designation.

GENERAL COMMENTS: The applicant is proposing to rezone a 2.539 parcel from No Use District to Low Density Residential District. The applicant has also submitted an application requesting approval of a Planned Development Designation on the subject property. The property is located in Pennington County, outside of the City limits of Rapid City, and as such, the applicant has submitted an Annexation Petition for the subject property. The property is also located within the Elk Vale Neighborhood Area Future Land Use Plan area and is identified as Public with an alternate designation of General Commercial with a Planned Commercial Development. The applicant is seeking to change the future land use designation as identified to Low Density Residential. The applicant has also submitted a Layout Plat proposing to subdivide the property into two lots. (See companion items.) The

STAFF REPORT

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ITEM 24

applicant has indicated that the "Children's Home Organization" is proposing to construct a children's home on the subject property to serve displaced children within our community.

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 properties to the north, east and south are located in Pennington County, outside of the City limits of Rapid City, and are currently zoned Suburban Residential District. The properties to the south and east are existing residential developments with lots ranging in size from .22 to 1.65 acres in size. The property to the north is currently void of any structural development. As previously indicated, the applicant is proposing to plat the subject property into two lots sized 1.059 and 1.480 acres, respectively. The rezoning request from No Use District to Low Density Residential District will result in the extension of existing residential development within the area. 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 approximately 1,000 feet north of Jolly Lane. Jolly Lane extends in a north-northwest direction to Elk Vale Road. Jolly Lane and Elk Vale Road are classified as a Collector 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.

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.

STAFF REPORT

October 26, 2000

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ITEM 24

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 if the Future Land Use Plan Amendment is approved, 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.