

STAFF REPORT

January 25, 2001

---

**RZN #00RZ057 - Rezoning from General Commercial District  
to Low Density Residential District**

**ITEM 19**

---

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>RZN #00RZ057 - Rezoning from General Commercial District to Low Density Residential District</b>
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; Thence S89°57'27"E, 255.74 feet to the True Point of Beginning; Thence S89°57'27"E, 329.10 feet; Thence S34°09'47"W, 93.93 feet; Thence N89°57'27"W, 260.81 feet; Thence N11°18'01"W, 79.31 feet to the True Point of Beginning, containing 0.526 acres, more or less
PARCEL ACREAGE	Approximately 0.526 Acres
LOCATION	Approximately 1/4 mile north of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District (PDD)
South:	General Commercial District (PDD)
East:	Low Density Residential District (PDD)
West:	General Commercial District (PDD)
PUBLIC UTILITIES	City sewer and water
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 Comprehensive Plan Amendment to change the future land use designation from General Commercial with a Planned Commercial Development to Planned Residential Development with a maximum density of 4.8 dwelling units per acre.

## STAFF REPORT

January 25, 2001

---

**RZN #00RZ057 - Rezoning from General Commercial District  
to Low Density Residential District**

**ITEM 19**

---

GENERAL COMMENTS: The applicant is proposing to rezone a .526 acre parcel from General Commercial District to Low Density Residential District. The applicant has also submitted a Preliminary and Final Plat to create a 38 lot residential development with one 7.54 acre commercial lot. (See companion item #00PL129.) The subject property is part of the proposed residential development. Earlier this year, an Initial Development Plan was approved to allow commercial and residential development on the property. The applicant has indicated that approximately 100 feet of the northern portion of the previously identified commercial area will be incorporated into the residential development. As such, the applicant has submitted the proposed rezoning request. The accompanying plat identifies the subject property as being a part of the proposed townhome development. Upon submittal of the Final Development Plan, the designation between the commercial and residential use must be revised to reflect the boundaries created by this proposed rezoning request.

This item was continued at the January 4, 2001 Planning Commission meeting to allow the applicant to submit a Comprehensive Plan Amendment to change the future land use designation from General Commercial with a Planned Commercial Development to Planned Residential Development with a maximum density of 4.8 dwelling units per acre. On December 29, 2000, the applicant submitted the Comprehensive Plan Amendment as identified. (See companion item #00CA017).

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 located west of the subject property has recently been rezoned from General Commercial District to Low Density Residential District. The City is currently reviewing a Final Residential Development Plan to allow townhomes to be constructed on the property. The properties to the north and the east are currently zoned Low Density Residential District and are 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 proposed townhome development will serve as a transitional area between the proposed single family residential use to be located north of the subject property and the proposed commercial use to be located directly south of the subject property. 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.*

## STAFF REPORT

January 25, 2001

---

**RZN #00RZ057 - Rezoning from General Commercial District  
to Low Density Residential District**

**ITEM 19**

---

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 550 feet northeast 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.

- 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 since an Initial Development Plan has been approved for the subject property. The additional review provided by the Final Development Plan 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 the future land use of the property as General Commercial with a Planned Commercial Development. The Future Land Use Plan identifies the property located directly north of the subject property as appropriate for a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. As previously indicated, the applicant has submitted an Amendment to the Southwest Connector Future Land Use plan to change the future land use designation from General Commercial with a Planned Commercial Development to Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The proposed residential use of the property along with the control afforded by the accompanying Planned Residential Development, will likely promote development that will be compatible with the adjacent residential neighborhood. The proposed rezoning does not conflict with the currently adopted 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 January 25, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.