

STAFF REPORT

May 10, 2001

No. 01RZ018 - Rezoning from Mobile Home Residential District to Low Density Residential II District **ITEM 25**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for William Freytag
REQUEST	No. 01RZ018 - Rezoning from Mobile Home Residential District to Low Density Residential II District
LEGAL DESCRIPTION	Beginning at the point located at the South West corner of Lot 7, Block 11 (5/8 rebar with cap LS 880) of Northridge Subdivision, West 637.7 feet, then North 762.7 feet (to the South Boundary of Block 4 of CHMH Subdivision), then East 459.7 feet (along South Boundary of Block 4 of CHMH Subdivision), then South East (S62°16'41"E) 58.51 feet, then South 98.2 feet, then East 126 feet (to the West Boundary of Block 11 of Northridge Subdivision), then South 640.7 feet to South West corner of Lot 7, Block 11 (5/8 rebar with cap LS 880) of Northridge Subdivision, all located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 Acres
LOCATION	West of Northridge Subdivision
EXISTING ZONING	Mobile Home Residential District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	Public District
East:	Mobile Home Residential District (PRD)
West:	Mobile Home Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Mobile Home Residential District to Low Density Residential II District be approved.

GENERAL COMMENTS: The applicant is proposing to rezone the subject property from Mobile Home Residential Zoning District to Low Density Residential II Zoning District. The property was zoned Mobile Home Residential Zoning District in 1996. At that time, the applicant proposed to develop a 100 lot manufactured home subdivision. The first phase of

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the development is located directly to the north of the subject property. The applicant is now requesting to rezone the southwest quarter of the property to Low Density Residential II to facilitate the development of a mix of twin townhouse and single family detached residential development. All construction will need to meet the Uniform Building Code as adopted by the City of Rapid City. The developer has been constructing stick built homes on a portion of the Tyler Knue Subdivision that is located north of the CHMH Subdivision and is zoned Mobile Home Residential.

The property directly to the south has been identified as a future elementary school site and park site.

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 are 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.

The property proposed for rezoning is located in an area developing with a mix of stick built single family and townhouse residences and manufactured housing. A Layout Plat has been approved for a 100 lot mobile home residential subdivision. A portion of the area incorporated in the approve Layout Plat is the subject property. The applicant is proposing to develop a moderate price townhouse development. This request would allow for the development of the townhouse units providing a buffer for the mobile home subdivision to the north and to the east.

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

The intent of the Low Density Residential II Zoning District is to provide areas in which the principal land use is site built single family dwelling units and duplex/townhouse units. Low Density Residential II Zoning Districts exist to the north of the subject property.

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 proposed rezoning would facilitate the development of a residential subdivision. Increased traffic levels on Northridge Drive and Kyle Street will result from this rezoning. The level of increase on these two streets will not exceed the capacity of the roadways. The existing sanitary sewer, water, and storm drainage facilities and the proposed park and school facilities are adequate for the proposed development.

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.

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The Rapid City Area 2000 Plan identifies the subject area as appropriate for residential development. Staff has not identified any conflict with any of the adopted development plans.

A sign noting that a rezoning hearing is pending has been posted on the property. The green cards from the notification of surrounding property owners have not been returned at the time of the writing of this report. Staff has received three inquires regarding this request. All three individuals were asking for clarification of the request. No one voiced any opposition to the rezoning request.