

STAFF REPORT

March 7, 2002

No. 02RZ005 - Rezoning from Light Industrial District to Medium Density Residential District **ITEM 19**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for N.W. Engineering
REQUEST	No. 02RZ005 - Rezoning from Light Industrial District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	Lot 1 and 2 of Block 3 of Feigel Subdivision; and the remaining balance of Block 3 of Feigel Subdivision; and the south 40' of previously vacated Madison Street right of way between Riley Avenue and Cambell Street; and the previously vacated 16' east-west right of way through Lots 1 and 2 of Block 3 of Feigel Subdivision and remaining balance of Block 3 of Feigel Subdivision; and the north 40' of previously vacated Watertown Street right of way located between Riley Avenue and the west lot line of Lot 3 of Block 2 of Feigel Subdivision; all located in the SE1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.9 acres
LOCATION	North of East North Street and east of Riley Avenue
EXISTING ZONING	Light Industrial Zoning District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/08/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Rezoning from Light Industrial District to Medium Density Residential District be continued to the April 4, 2002 Planning Commission meeting so that the rezoning request can be considered in conjunction with the applicant's request for a Comprehensive Plan Amendment to the North Rapid Neighborhood Future Land Use Plan.

STAFF REPORT

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GENERAL COMMENTS: The applicant has submitted this request to rezone the subject property from Light Industrial Zoning District to Medium Density Residential Zoning District in order to expand an existing mobile home park. The property is located on the east side of Riley Street, south of the existing Meadowlark Hills Mobile Home Park. In addition, the applicant has submitted a request for a Major Amendment to a Conditional Use Permit to expand the boundaries of the mobile home park (see associated file #02UR003). The plans submitted with the Conditional Use Permit request show that a cul-de-sac will be constructed east from Riley Avenue to accommodate the development of twelve mobile home rental lots.

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 the 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.

Conditions in this area have been changing. The subject property abuts General Commercial property on the south and east, Medium Density Residential property on the north and Light Industrial property on the west. Though the property to the west for a four block area is zoned Light Industrial, staff anticipates that the Medium Density Residential property to the north and the General Commercial property to the south will continue to expand and that in time the other Light Industrial properties in the area will be rezoned.

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

The purpose of the Medium Density Residential Zoning District is "... to provide for medium to high population density. The principle uses of land may range from single-family to multiple-family apartment uses." The applicant has indicated that a mobile home park will be constructed on the subject property. Staff believes that the proposed rezoning of this property is consistent with the intent and purpose of the Zoning Ordinance.

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 zoning would allow for the continuation of Medium Density Residential uses within the area. The adjacent light industrial and general commercial land uses should not be adversely affected by any use permitted in the Medium Density Residential Zoning District. Staff does not believe there will be any significant adverse impacts upon the neighborhood or City in general as a result of this zoning.

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 North Rapid Neighborhood Area Future Land Use Plan designates this area as appropriate for Light Industrial land uses. The applicant has submitted a request for an amendment to the North Rapid Neighborhood Area Future Land Use Plan which will be considered by the Planning Commission on April 4, 2002. The adopted Major Street Plan identifies the Cambell Street right of way that abuts the subject property on the east, as an arterial street.