

STAFF REPORT

May 9, 2002

No. 02RZ021 - Rezoning from General Agricultural District to Low Density Residential **ITEM 21**

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for George and Nancy Dunham
REQUEST	No. 02RZ021 - Rezoning from General Agricultural District to Low Density Residential
EXISTING LEGAL DESCRIPTION	A parcel of land within the NE1/4 of the SE1/4 of Section 16, T1N, R7E, BHM described by metes and bounds as follows: From the Point of Beginning, being the SE corner of the NE1/4 of the SE1/4, go N89°43'18"W along the 1/16 Line for a distance of 1333.50 feet to the SE 1/16 corner of Section 16. Thence N00°05'20"W along the 1/16 Line for a distance of 561.80 feet. Thence N64°57'46"E for a distance of 62.20 feet. Thence S30°17'55"E for a distance of 130.55 feet. Thence N64°57'46"E for a distance of 286.82 feet. Thence N55°49'01"E for a distance of 60.00 feet to a point on a curve. Thence south easterly on a curve to the left with a chord bearing of S41°19'14"E for a chord distance of 67.10 feet and a radius of 270.00 feet. Thence N41°32'30"E for a distance of 70.00 feet. Thence N79°34'02"E for a distance of 179.72 feet. Thence N04°05'26"E for a distance of 128.26 feet. Thence N78°33'14"E for a distance of 134.93 feet. Thence N87°50'42"E for a distance of 333.96 feet. Thence S00°00'00"W for a distance of 182.50 feet. Thence S85°54'34"E for a distance of 160.61feet to the east Section Line of Section 16. Thence S00°00'52"W along the Section Line for a distance of 644.83 feet to the Point of Beginning.
PARCEL ACREAGE	Approximately 20.7 acres
LOCATION	West of Sheridan Lake Road, north of Corral Drive, south of Nicklaus Drive and east of Parkridge Subdivision
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Park Forest District/Low Density Residential District
West:	Low Density Residential District /Planned Residential

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	Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the rezoning request from General Agricultural District to Low Density Residential be approved in conjunction with the associated Comprehensive Plan Amendment.

GENERAL COMMENTS: **This item was continued from the April 25, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** The applicant has submitted this request to rezone approximately 20 acres from General Agriculture Zoning District to Low Density Residential Zoning District. The property is located east of the Parkridge Village development and north of Corral Drive. This request is a companion item to a Preliminary and Final Plat (file #02PL038) request and Subdivision Regulations Variance request (file #02SV021). The proposed platting will create eighteen lots ranging in size from 0.55 acres to 2.66 acres.

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 the City in general.*

The subject property is completely surrounded by residential development with the exception of Arrowhead Country Club located directly east of the property. The rezoning of the subject property is an appropriate response to the continuation of the Residential development of this area.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The description of the Low Density Residential Zoning District states that it is intended to be used for single-family residential development with low population densities. The associated Preliminary and Final Plat request shows that the land will be developed to provide for the low population densities intended in the Low Density Residential Zoning District. Staff believes that rezoning this property is consistent with the intent and purposes of the 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 amendment.*

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The proposed rezoning would allow for the continuation of residential uses within the area. The adjacent residential land uses should not be adversely affected by any use permitted in the Low Density Residential Zoning District.

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 "Rapid City Area 2000" Comprehensive Land Use Plan identifies this property as being appropriate for agricultural and forest land uses. A Comprehensive Plan Amendment must be approved in conjunction with this rezoning request changing the future land use designation on the Comprehensive Plan to Low Density Residential. **The applicant has submitted the required Comprehensive Plan Amendment (see associated file #02CA030).**

The adopted Major Street Plan identifies a collector street that connects Nicklaus Drive to Corral Drive through the subject property. The applicant has identified a collector street (Dunham Drive) through the subject property. However, the road design plans for this plat shows that Dunham Drive turns east and connects to Heidiway Lane and the connection to Corral Drive is made via Severson Street. Severson Street intersects Dunham Drive within Phase 2 of the subdivision and runs south to Corral Drive. Staff is requesting that the applicant revise the road design plan and the plat to show Dunham Drive as a through street with a short east-west local street connecting Dunham Drive to Heidiway Lane in accordance with the adopted Major Street Plan.

As of this writing, the receipts from the certified mailing have been returned and the rezoning sign has been posted on the property