

STAFF REPORT

May 23, 2002

No. 02RZ023 - Rezoning from General Agriculture District to Low Density Residential District

ITEM 22

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02RZ023 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	NE1/4 NW1/4; N1/2 NE1/4 less NW1/4 NW1/4 NE1/4 and less NE1/4 NW1/4 NE1/4 and less NW1/4 NE1/4 NE1/4; NW1/4 NW1/4; SE1/4 NW1/4 less the west 460 feet of the south 990 feet and less Lot H1; SW1/4 NW1/4 less the south 990 feet, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-6 of Block 1; Lot 1 of Block 2; Lots 1-20 of Block 3, Lots 1-14 of Block 4; Lot 1 of Block 5, of Eastridge Subdivision and dedicated Enchantment Road, Eastridge Drive, Sally Court, and major drainage easements located in the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 44.3 acres
LOCATION	West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential w/Planned Residential Development
East:	General Agriculture District
West:	General Agriculture District/Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	04/12/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Low Density Residential District be approved in conjunction with the Planned Development Designation.

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GENERAL COMMENTS:

This item was continued at the May 16, 2002 Planning Commission meeting at the applicant's request to be heard in conjunction with an associated Preliminary and Final Plat. No other part of this Staff Report has been revised. The applicant has submitted a rezoning request to change the zoning from General Agriculture District to Low Density Residential District on the above legally described property. In addition, the applicant has submitted a Planned Development Designation request and a Preliminary and Final Plat to subdivide the subject property into 42 residential lots. The applicant has also submitted a Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide. (See companion items #02PD014, 02PL040 and 02SV022.)

On November 19, 2001, the City Council approved Layout Plat 01PL112 to subdivide the subject property into 33 residential lots. The property is located at the northern most terminus of Enchantment Road and is currently void of any structural development.

STAFF REVIEW:

Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of the 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.*

Areas along Catron Boulevard have experienced additional growth and development over the past few years. As identified in the associated Planned Development Designation review, a Planned Residential Development was approved in 1998 to allow 74 residential lots, an equestrian center and mini-storage units to be constructed southwest of the subject property, across Catron Boulevard. The extension of municipal services to the area and the completion of a significant east-west arterial connection have changed conditions within the area to support the extension of residential development. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. In addition, the Planned Development Designation will serve as a tool to address the issues, traffic concerns and topographic and drainage concerns specific to 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 for single family residential development with low population densities. The location of the property, adjacent to a major east-west arterial, provides the proposed residential development with viable access to all major employment centers within the community. The additional review provided by a Planned Residential Development process will insure unique and desirable residential home configurations that take into account the topographic concerns associated with the property.

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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 City 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 South Robbinsdale Neighborhood Area Future Land Use Plan identifies the appropriate use of the property as Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The proposed rezoning is consistent with the adopted plan provided a Planned Residential Development is also approved for the subject property. The proposed rezoning does not conflict with the 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 is consistent with all applicable planning documents.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 9, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.