

STAFF REPORT

July 25, 2002

No. 02RZ035 - Rezoning from Public District to Low Density Residential District **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Kelly Construction
REQUEST	No. 02RZ035 - Rezoning from Public District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	Lot 3 of Pine View Terrace, located in the NW1/4 of the SE1/4 and in the SW1/4 of the SE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.22 acres
LOCATION	Northwest of the intersection of Park Drive and Wonderland Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Public District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Rezoning from Public District to Low Density Residential District be approved.

GENERAL COMMENTS: The applicant has submitted this request to rezone a 6.22 acre parcel from Public Zoning District to Low Density Residential Zoning District. The property is located in the northwest quadrant of the intersection of Park Drive and Wonderland Drive. The property is currently undeveloped; however, the applicant has submitted a Layout, Preliminary and Final Plat request (file #02PL068) and an Initial and Final Planned Residential Development request (file #02PD031) in conjunction with this rezoning request. The development plan submitted with the Initial and Final Planned Residential Development request shows that the applicant intends to construct twelve townhomes and one single family residence on the proposed lots.

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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.

This rezoning is necessary because of changing conditions. On June 7, 1993 the City Council approved a request to rezone Lot 2 and 3 of Pineview Terrace from Low Density Residential Zoning District to Public Zoning District. At that time both Lots 2 and 3 were owned by the City of Rapid City and the Rapid City School District was in the process of constructing a middle school and elementary school on Lot 2. The schools were completed in 1993. The middle school and elementary school campus does not include any development on Lot 3 of Pineview Terrace and in 2002 the City of Rapid City sold Lot 3 to a private party. The City of Rapid City's decision to sell the subject property rather than further develop the property for public uses prompts the need for a change in the zoning of the property.

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

The purpose of the Low Density Residential Zoning District is "... to provide for single-family residential development with low population densities." As mentioned previously, the applicant intends to construct twelve townhomes and one single family residence on the proposed lots. The development of thirteen dwelling units on this 6.22 acre tract will provide a density of two dwelling units per acre. Staff believes that with the approval of a Planned Residential Development for the subject property, the purposes and intent of the Low Density Residential Zoning District will be met with this request.

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.

Staff is not aware of any adverse affects that will result from the rezoning particularly if a Planned Commercial Development is adopted in conjunction with the rezoning request. The subject property is bordered on the north by the Parkridge Village Planned Residential Development, on the south by the Corral Drive Middle School, on the east by Park Drive and on the west by developed property that is zoned Low Density Residential. Due to the predominance of existing residential land uses and zoning already in this area, Staff does not believe there will be any significant adverse impacts upon the neighborhood or City in general as a result of this rezoning.

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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Staff believes the proposed rezoning request is consistent with these adopted plans. The 1976 Comprehensive Plan - 5th Year Review identifies this area as being appropriate for residential development. The Major Street Plan identifies Park Drive as an arterial street requiring 100 feet of right of way. Currently, the Park Drive right of way abutting the subject property is 66 feet wide. The dedication of 17 feet of right of way as a part of the associated Preliminary and Final Plat request will bring the subject property into compliance with the adopted Major Street Plan

A sign noting that a rezoning hearing is pending has been posted on the lot. Staff has not received any inquiries regarding this proposed rezoning.