

STAFF REPORT

November 21, 2002

No. 02RZ069 - Rezoning from No Use District to Medium Density Residential District

ITEM 33

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc
REQUEST	No. 02RZ069 - Rezoning from No Use District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	That portion of the south 480 feet of the east 948 feet of the SE1/4 of the NW1/4 of Section 3, T1N, R8E, BHM, lying within the City of Rapid City, South Dakota; and the west 1152.4 feet of the south 480 feet of the SW1/4 of the NE1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.1 acres
LOCATION	East of the intersection of Homestead Street and Elk Vale Road
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Public District/Low Density Residential District
South:	Suburban Residential District (County)
East:	Suburban Residential District (County)
West:	Medium Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/25/2002
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the rezoning from No Use Zoning District to Medium Density Residential Zoning District be approved in conjunction with the associated Planned Development Designation.

GENERAL COMMENTS: The subject property is located east of the intersection of Homestead Street and Elk Vale Road. The property was annexed into the City of Rapid City effective May 15, 2002, and is currently in a No Use Zoning District. The No Use Zoning District is a temporary zoning designation utilized when property is annexed into the City of Rapid City, pursuant to the provisions of Section 17.26.020 of the Rapid City Municipal Code. The purpose of this application is to complete that process.

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STAFF REVIEW: The Future Land Use Committee met on October 25, 2002, to discuss the rezoning of property indicated on the Elk Vale Neighborhood Area Future Land Use Map as appropriate for Low Density Residential land use(s). The discussion focused on solutions to limit access to Homestead Street, a collector street. As a result of that meeting, the Future Land Use Committee recommended that the subject property was appropriate for Medium Density Residential land use(s) with a Planned Development Designation and recommended approval of the rezoning from No Use District to Medium Density Residential District with a Planned Development Designation.

Staff has reviewed this proposed rezoning 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 subject property was annexed into the City on May 15, 2002. All annexed lands are temporarily placed in the No Use Zoning District. The recent annexation of the property constitutes the changing condition requiring rezoning of the property.

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

The properties located north of the subject property are zoned Public District and Low Density Residential District. The property to the south of the subject property is zoned Suburban Residential District by Pennington County. The property to the east of the subject property is zoned Low Density Residential. The property to the west of the subject property is zoned Medium Density Residential with a Planned Development Designation. The Elk Vale Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Low Density Residential land use(s). A Comprehensive Plan Amendment (02CA060) has been submitted to change the land use from Low Density Residential to Medium Density Residential with a Planned Development Designation in conjunction with this rezoning. Upon approval of that Comprehensive Plan Amendment, rezoning the subject property from No Use District to Medium Density Residential District with a Planned Development Designation would appear to then be consistent with the amended Elk Vale Neighborhood Area Land Use Plan and the appropriate zoning district for the 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 amendment would not appear to have a significant affect on any of the surrounding land uses or on public infrastructure. Current drainage plans were based on Low

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Density land uses for this property. Therefore, on-site drainage detention may be required in the future. Engineering staff has stated a downstream sewer analysis may also be required at the time of building permit applications.

The average daily trips generated with this proposed amendment will change from 650 average daily trips to 2100 average daily trips, or an increase of 1450 average daily trips. Access will need to be taken from lower order streets, Aurora Street and Carl Street, rather than Homestead Street, a collector street.

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.

The Elk Vale Neighborhood Area Future Land Use Plan for this area identifies the subject property as appropriate for Low Density Residential land use(s). A Comprehensive Plan Amendment (02CA060) has been submitted to change the land use from Low Density Residential to Medium Density Residential with a Planned Development Designation. Upon approval of the Comprehensive Plan Amendment, the rezoning of the subject property will be consistent with the Elk Vale Neighborhood Area Future Land Use Plan.

The applicant has mailed certified letters to notify surrounding property owners of the proposed rezoning and has posted the required sign on this property. As of this date, staff has received no inquiries or objections regarding this request.