

STAFF REPORT

February 19, 2004

No. 04CA001 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 0.13 acre parcel from Low Density Residential to Medium Density Residential

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GENERAL INFORMATION:

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| PETITIONER | Bruce Olson |
| REQUEST | No. 04CA001 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 0.13 acre parcel from Low Density Residential to Medium Density Residential |
| EXISTING LEGAL DESCRIPTION | Lots 4 and 5, Block 1, Haley's Addition, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 0.13 acres |
| LOCATION | 1123 North 7th Street |
| EXISTING ZONING | Low Density Residential District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | Low Density Residential District |
| East: | Medium Density Residential District |
| West: | Low Density Residential District |
| PUBLIC UTILITIES | City water and sewer |
| DATE OF APPLICATION | 01/16/2004 |
| REPORT BY | Todd Tucker |

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation on a 0.13 acre parcel from Low Density Residential to Medium Density Residential be denied.

GENERAL COMMENTS: The subject property is located at 1123 North Seventh Street, approximately 75 feet south of Anamosa Street and abuts Seventh Street on the subject property's east side. The property was annexed into the City of Rapid City in 1888. It is currently zoned Low Density Residential. This Low Density Residential property is

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surrounded by Low Density Residential Zoning Districts located on the north, south and west. The properties located to the east on the east side of Seventh Street are zoned Medium Density Residential. The applicant is requesting the Comprehensive Plan be amended by revising the North Rapid Neighborhood Area Future Land Use Plan to change the future land use designation for the subject property from Low Density Residential to Medium Density Residential. An application to rezone the property from Low Density Residential to Medium Density Residential has been submitted in conjunction with this Amendment to the Comprehensive Plan.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with the changing market place, periodic adjustments to reflect changing conditions will be required.

A single-family residence is currently located on the subject property, which is zoned Low Density Residential. The property is located in a stable developed residential neighborhood. The properties located to the north, south and west of the subject property are also zoned Low Density Residential. The properties located to the east of the subject property, which is to the east of Seventh Street, are zoned Medium Density Residential. The Comprehensive Plan identifies the subject property as appropriate for a Low Density Residential Zoning District. Low Density Residential Zoning Districts are established to provide areas in which the principal use of land is devoted to single-family residential development with low population densities.

The subject property does not meet the minimum area regulations required for a multi-family residence in the Medium Density Residential Zoning District. The subject property is 50 feet wide by 110 feet deep with a total square footage of 5,500 square feet. The minimum lot frontage for a multi-family dwelling is 100 feet. The minimum lot area for a multiple-family structure is 5,000 square feet plus 1,500 square feet for each multiple-family dwelling unit. If the Comprehensive Plan were to be amended and the property rezoned, a duplex or multiple-family dwelling unit could not be allowed on the property unless additional variances were obtained.

As previously stated the Comprehensive Plan identifies the subject property as appropriate for a Low Density Residential Zoning District. Medium Density Residential land use is not appropriate in this area and would not be consistent with the Comprehensive Plan. Further, the site is not of an adequate size to support more than a single-family residence. Due to the single-family residential land uses surrounding the property, staff feels that Medium Density Residential land uses would not be appropriate for this area and would not be consistent with the goals established as part of the Comprehensive Plan. After reviewing the proposed Comprehensive Plan Amendment, the Future Land Use Committee recommended denial, to preserve the integrity of the single-family residential neighborhood.