

STAFF REPORT
February 10, 2005

No. 05RZ001 - Rezoning from General Agriculture District to Medium Density Residential District **ITEM 22**

GENERAL INFORMATION:

PETITIONER	FMG Engineering for Belgarde Enterprises
REQUEST	No. 05RZ001 - Rezoning from General Agriculture District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	<p>That part of the E1/2 of the SW1/4 of Section 22, T1N, R7E, of the Black Hills Meridian, Rapid City, Pennington County, South Dakota, that lies within the following description: Commencing at a rebar with survey cap marked "1019" at the Center-South-South 1/64 corner of Section 22; thence S00 12'36"E, 152.63 feet to a point; thence West, 726.50 feet to a point; thence N64 41'13"W, 267.41 feet to a point; said point being the intersection with a non-tangent curve, the radius point of said curve bears S53 20'07"W, 226.00 feet from said intersection, said curve having a central angle of 16 17'27"; thence Northwesterly, 64.26 feet along arc of said curve, said curve having a chord bearing of N44 48'37"W, and chord distance of 64.04 feet, to a point of tangency; thence N52 57'20"W, 189.40 feet to a point; said point being the point of curvature of a curve to the right having a central angle of 52 57'20" and radius of 174.00 feet; thence Northwesterly and Northerly, 160.82 feet along arc of said curve, said curve having a chord bearing of N26 28'40"W, and a chord distance of 155.16 feet, to a point of tangency; thence North, 187.01 feet to a point; said point being the intersection with a non-tangent curve, the point of said curve bears N04 15'00"W, 92.00 feet from said intersection, said curve having a central angle of 35 45'00"; thence Easterly and Northeasterly, 57.40 feet along arc of said curve, said curve having a chord bearing of N67 52'30"E, and a chord distance of 56.48 feet, to a point of tangency; thence N50 00'00"E, 64.59 feet to a point; said point being the point of curvature of a curve to the right having a central angle of 10 02'46" and radius of 208.00 feet; thence Northeasterly, 36.47 feet along arc of said curve, said curve having a chord bearing of N55 01'23"E, and a chord distance of 36.42 feet, to a point; thence North, 173.49 feet to a point; thence East, 550.47 to a point; thence N26 24'26"E, 82.06 feet to a point on the south Right-Of-Way line of Catron Boulevard; thence S63 35'34"E, 317.69 feet along the south Right-Of-Way line</p>

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of Catron Boulevard to a 5/8" rebar; said rebar being the intersection with a non-tangent curve, the radius point of said curve bears S26 24'37"W, 2230.97 feet from said intersection, said curve having a central angle of 6 46'27"; thence Southeasterly, 263.77 feet along arc of said curve, said curve having a chord bearing of S60 12'09"E, and a chord distance of 263.62 feet, to a 5/8" rebar with survey cap marked "FMG Inc. LS SD 6119", said rebar being on the south Right-Of-Way line of Catron Boulevard; thence S00 08'29"E, 505.50 feet to a rebar with survey cap marked "1019" at the Center-South-South 1/64 corner of Section 22 at the point of beginning; all located within the E1/2 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE	Approximately 21.227 acres
LOCATION	Southeast of the intersection of Catron Boulevard and Nugget Gulch Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development & General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	01/14/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Medium Density Residential District be approved.

GENERAL COMMENTS: The subject property is located south of Catron Boulevard east of the future southern extension of Nugget Gulch Drive. The subject property was annexed into the City of Rapid City in 1999. The property located to the north of the subject property is currently zoned Low Density Residential. The surrounding properties to the east, south, and west are all currently zoned General Agricultural District. The applicant is requesting

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that the subject property be rezoned from General Agricultural District to Medium Density Residential District. The applicant has also requested a Layout Plat (05PL009), Subdivision Variance (05SV004) and a Planned Residential Development – Initial Development Plan (05PD001) for the subject property.

STAFF REVIEW: 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.

As previously indicated the subject property was annexed into the City of Rapid City in 1999. The subject property is currently void of any structural development. The property is located in an increasing area of residential development. As it now is located within the corporate limits of the City of Rapid City, it can be served by City water and sewer service. The provision of water and sewer service constitute the changing condition necessitating the rezoning of the property.

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

Medium Density Residential Zoning Districts are intended to be used for residential development with medium to high population densities. This area of the City, south of Catron Boulevard and east of Sheridan Lake Road is an area of increasing residential development. The adjacent properties located to the north and other properties to the west of the subject property are currently zoned for residential development. Due to the existing zoning of the adjacent properties, rezoning the subject property would appear to be consistent with the intent and purposes of this 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 an amendment.

The subject property is located adjacent to a Low Density Residential Zoning District on the north and there are other residential properties in the immediate area. Staff is unaware of any significant adverse effects that would result from this amendment.

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 Comprehensive Plan identifies the subject property as appropriate for a Medium Density Residential Zoning District with a maximum of 4.8 dwelling units per acre of land. As such, the proposed amendment will be consistent with the Development Plan of Rapid City including the Southwest Connector Neighborhood Area Future Land Use Plan.