

STAFF REPORT
March 10, 2005

No. 05RZ016 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 36**

GENERAL INFORMATION:

PETITIONER	Rick Skywatcher for Beverly Healthcare - Meadowbrook
REQUEST	No. 05RZ016 - Rezoning from Low Density Residential District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	Lot C of the SW1/4 NW1/4 Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.92 acres
LOCATION	2500 Arrowhead Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/9/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

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

GENERAL COMMENTS:

The subject property is located on the east side of Arrowhead Drive between West Flormann Street and Tomahawk Drive. Currently there is an existing nursing home located on the subject property. A Building Permit was issued for the existing nursing home in 1962. A nursing home is not allowed in the Low Density Residential Zoning District under the current Zoning Ordinance. As such, no expansion or construction is allowed on the subject property. The applicant is now requesting that the subject property be rezoned from Low Density Residential District to Medium Density Residential District to bring the property into compliance with the Zoning Ordinance.

STAFF REVIEW:

Staff has reviewed this proposed Rezoning 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:

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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 of Rapid City in 1955. The property is located in an established residential development and is currently served by City water and sewer service. Staff has not identified any substantially changed or changing conditions in the area that would necessitate the proposed amendment.

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. A nursing home is a conditional use in the Medium Density Residential Zoning District requiring review and approval by the Planning Commission. This area of the City, south of West Flormann Street between Sheridan Lake Road and Arrowhead Drive is an area of established residential development. The adjacent properties located to the east and south are currently zoned Low Density Residential District with the properties located to the north and west being zoned Park Forest District. As previously indicated there is an existing nursing home located on the subject property. Nursing homes are not allowed in the Low Density Residential Zoning District; however, they are a Conditional Use in the Medium Density Residential Zoning District. Due to the existing nursing home located on the subject property, 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 the Low Density Residential Zoning District on the east and south and the Park Forest Zoning District to the north and west. There are numerous residential properties in the immediate area. Staff is unaware of any significant adverse effects that would result from this amendment as a Conditional Use Permit would be required prior to issuance of a Building Permit for any new construction on the subject property.

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 1974 Comprehensive Plan identifies the subject property as appropriate for residential development. As such, the proposed amendment will be consistent with the Comprehensive Plan of Rapid City including the Future Land Use Plan.

Staff recommends approval of the Rezoning request as it will bring the property into compliance with the current Zoning Regulations.