

STAFF REPORT  
March 23, 2006

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**No. 06RZ004 - Rezoning from General Agriculture District to Low Density Residential District**      **ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Centerline for PLM Development, LLC
REQUEST	<b>No. 06RZ004 - Rezoning from General Agriculture District to Low Density Residential District</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 SW1/4, less the N1/2 N1/2 N1/2 SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 37.5 acres
LOCATION	South of Minnesota Street and West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District - Public District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Low Density Residential District be approved in conjunction with the Comprehensive Plan Amendment to the U.S. 16 Area Future Land Use Plan.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre. On March 9, 2006, the City approved a Planned Development Designation for the subject property.

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The subject property contains 37.5 acres and is located north of Stumer Road and west of 5<sup>th</sup> Street. The property located north of the subject property is currently zoned Low Density Residential District with a Planned Residential Development. The properties located south of the subject property are currently zoned Low Density Residential District with a Planned Development Designation. The properties located east of the subject property are currently zoned General Agriculture District and Public District. The properties located west of the subject property are currently zoned General Agriculture District.

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.*

This property is zoned General Agriculture District. The General Agriculture District has served as a holding zone until such time as the property is developed. The extension of Fifth Street as well as the subsequent extension of municipal services to the area has changed conditions within the area to support the extension of residential development. In addition, Catron Boulevard, a significant east-west arterial connection, is located south of the subject property. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future.

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

The Low Density Residential Zoning District is intended to be used for single family residential development with low population densities. Residential development is currently under construction west of 5<sup>th</sup> Street. Fifth Street is a principal arterial street on the Major Street Plan and will be sufficient to carry the additional traffic from the residential homes. City sewer and water has been extended into the subject property. The proposed rezoning from General Agriculture District to Low Density Residential District is consistent with the intent of the ordinance and would allow residential uses on the subject property and continued residential development in the area. The additional review provided by a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site.

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 does not believe that rezoning this property will result in any significant adverse impacts. The extension of 5<sup>th</sup> Street as well as the subsequent extension of municipal services to the area support the proposed single family and two family development. As noted above, the additional review provided by a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site.

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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 applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre. Upon approval of the Comprehensive Plan Amendment, the Rezoning request to Low Density Residential District will be consistent with the Comprehensive Plan.

Notification Requirement: As of this writing, the sign has not been posted on the property nor have the certified mailings been returned. Staff will notify the Planning Commission at the March 23, 2006 Planning Commission meeting if these requirements have not been met.