

STAFF REPORT
March 23, 2006

No. 06RZ006 - Rezoning from General Agriculture District to Low Density Residential District

ITEM 20

GENERAL INFORMATION:

PETITIONER	Kensington Heights, LLC
REQUEST	No. 06RZ006 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	Lots 7 thru 10, Block 3, Kensington Heights Subdivision: the adjacent Right-of-Way; and the unplatted balance of the SE1/4 SW1/4 SW1/4, all located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.26 acres
LOCATION	At the southern terminus of Field View Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential II District
East:	General Agriculture District
West:	General Agriculture District - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/2/2006
REVIEWED BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS:

This property contains 9.26 acres and is located at the southern terminus of Field View Drive. The property located north of the subject property is currently zoned Low Density Residential District. The properties located south of the subject property are currently zoned Low Density Residential District II. The properties located east of the subject property are currently zoned General Agriculture District. The properties located west of the subject property are currently zoned Low Density Residential District and General Agriculture District.

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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 is 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 Elm Avenue 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 along Elm Avenue. Elm Avenue is a proposed minor 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.

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 Elm Avenue as well as the subsequent extension of municipal services to the area support the proposed single family and two family development.

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 Future Land Use Plan for the South Robbinsdale Neighborhood Area identifies this property as being appropriate for Low Density Residential uses. Rezoning the property to Low Density Residential District is consistent with the adopted 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.