

STAFF REPORT
March 23, 2006

No. 06RZ005 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 19**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06RZ005 - Rezoning from Low Density Residential District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	The northern 550 feet of Lot B, Morningside Addition, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.52 acres
LOCATION	Adjacent to the North side of Thrush Drive and west of the intersection of Gold Street and Thrush Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Development Designation)
East:	High Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

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

GENERAL COMMENTS: This application is requesting that approximately 5.52 acres be rezoned from Low Density Residential to Medium Density Residential zoning district. The property is currently undeveloped. The property is located north of Thrush Road and west of West Boulevard North. Land located south of the subject property is zoned Medium Density Residential. Land located north and east of the subject property is zoned Low Density Residential and High Density Residential Districts. Land located west of the subject property is zoned General Agriculture. The North Rapid Neighborhood Future Land Use Plan indicates that this property and surrounding properties are appropriate for Low Density Residential land uses.

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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 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.*

A building permit application has been submitted for an apartment complex to be built adjacent to the requested rezoning site. Staff is unaware of any other substantial changes that have occurred in this area.

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

The Medium Density Residential Zoning District is to provide for medium to high population density. The principal uses of land may range from single-family to multi-family apartment uses. The proposed rezoning from Low Density Residential to Medium Density Residential will not create a change in density to the area. Currently, half of the property is designated as Medium Density Residential and the rezoned property will have access to the downtown area and schools via Anamosa Street, an arterial street.

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 is not aware of any significant adverse effects that will result from rezoning the subject property from Low Density Residential District to Medium Density Residential.

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 North Rapid Neighborhood Future Land Use Plan for this area identifies the subject property as appropriate for Low Density Residential land uses. Currently half of the property is designated as Medium Density Residential. This rezoning application is not in conflict with the Major Street Plan. The applicant has submitted a request for an Amendment to the Comprehensive Plan for the North Rapid Neighborhood Land Use Plan to change the land use plan from Low Density Residential to Medium Density Residential. If the Comprehensive Plan Amendment is approved the requested rezoning will be in compliance with the adoptive Comprehensive Plan.

Staff is recommending that the rezoning be approved. As of this writing, the required rezoning sign has been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the March 23, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.