

STAFF REPORT
May 25, 2006

No. 06RZ011 - Rezoning from No Use District to Medium Density Residential District

ITEM 32

GENERAL INFORMATION:

PETITIONER	Bill Freytag
REQUEST	No. 06RZ011 - Rezoning from No Use District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	The unplatted portion of the S1/2 S1/2 W1/2 SW1/4, less 33 foot strip of land located along the west and south boundary lying within the Rapid City Corporate boundary, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.5 acres
LOCATION	At the western terminus of Country Road West
EXISTING ZONING	General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Low Density Residential District II
East:	Medium Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	4/13/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Rezoning from No Use District to Medium Density Residential District be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 18.5 acres and is located at the western terminus of Country Road West. The applicant is currently in the process of annexing the property. The property will be zoned No Use District upon annexation into the City limits. Land located north of the subject property is zoned Medium Density Residential District with a Planned Residential Development. Land located south of the subject property is zoned Low Density Residential District II. Land located east of the subject property is zoned Medium Density Residential District and land located west of the subject property is zoned General Agriculture District. In addition to this application for Rezoning from No Use District to Medium Density Residential District, the applicant has submitted a Petition of Annexation (06AN002).

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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 voluntary annexation of the subject property (06AN002) has been submitted in conjunction with this rezoning request. All annexed lands are temporarily placed in a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property. This undeveloped property is located at the terminus of Country Road West and in an area that is reflective of continuing residential development.

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

The Medium Density Residential Zoning District is intended to provide for medium to high population density. The subject property is located in an area with active new residential development. The subject property is located adjacent to Medium Density Residential Districts and Low Density Residential II District. As development occurs, Chalkstone Drive will be extended from the north through this area and County Road West will extend along the southern boundary. Water and sewer are available and will be extended as development occurs.

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 Low Density Residential II and Medium Density Residential zoning districts. Water and sewer will be available to the subject property as development occurs. Traffic will have adequate access from two roads. Country Road West, a proposed collector street, will continue along the southern boundary of the subject property. Chalkstone Drive will extend in a north/south direction through the property as development occurs. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from No Use District to Medium Density Residential District.

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 Long Range Land Use Plan identifies this area as appropriate for residential land uses. Traffic from the residential area will have adequate access through Chalkstone Drive and Country Road West. Rezoning the subject property from No Use District to Medium Density Residential District appears to be appropriate.

As of this writing, the required sign has not been posted on the property and the receipts

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from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 25, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.