

STAFF REPORT  
August 24, 2006

---

**No. 06RZ027 - Rezoning from Public District to Low Density Residential District**      **ITEM 22**

---

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Rapid City Area School District No. 51
REQUEST	<b>No. 06RZ027 - Rezoning from Public District to Low Density Residential District</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NW1/4 NW1/4 NE1/4, Less right-of-way, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	Northwest of the intersection of Enchanted Pines Drive and Fifth Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Residential Development)
East:	Public District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/28/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Rezoning from Public District to Low Density Residential District be approved in conjunction with the associated Comprehensive Plan Amendment and the Planned Development Designation.

GENERAL COMMENTS: This undeveloped property contains approximately ten acres and is located northwest of the intersection of Enchanted Pines Drive and Fifth Street. The property is currently zoned Public District. Land located north and east of the subject property is zoned Public District. Land located west of the subject property is zoned Low Density Residential District with a Planned Residential Development. Land located south of the subject property is zoned Medium Density Residential District with a Planned Residential Development. In addition to this Rezoning of the subject property from Public District to Low Density Residential District, the applicant has submitted a Comprehensive Plan Amendment (06CA022) and a Planned Development Designation (06PD058).

STAFF REPORT  
August 24, 2006

---

**No. 06RZ027 - Rezoning from Public District to Low Density Residential District**      **ITEM 22**

---

On July 27, 2006, the Planning Commission approved a Preliminary Plat to subdivide a portion of the subject property into six lots. The City Council will consider the Preliminary Plat on August 21, 2006. (See companion item# 06PL102.) The applicant is proposing to change the zoning designation and the Future Land Use Plan designation in order to obtain a building permit for a residential structure on each of the proposed lot(s).

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.*

The property is owned by the Rapid City Area School District. It was originally anticipated to be the future site of a public school. However, the applicant has indicated that another school is not warranted in this area. As the property is no longer required for a school, the applicant is proposing to rezone the property to allow other uses.

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. The subject property is located adjacent to residential and public zoning districts. Water and sewer facilities are present in the area and will be extended as development occurs. The topography of the property and the street network in the area are adequate to support low density residential land uses; however, the property is not located so as to support higher densities of development. The proposed rezoning appears to be consistent with the intent of the Zoning District.

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 and Medium Density Residential zoning districts. Fifth Street, a principal arterial street on the City's Major Street Plan, is located along the eastern boundary of the subject property. Enchanted Pines Drive is located along the southern boundary of the subject property. Enchantment Road will extend in a north/south direction adjacent to the west boundary of the subject property. The street network appears adequate to support the proposed density of development. Adequate water and sanitary sewer infrastructure is available to serve the proposed density of development. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from Public District to Low 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.*

STAFF REPORT  
August 24, 2006

---

**No. 06RZ027 - Rezoning from Public District to Low Density Residential District**      **ITEM 22**

---

The Comprehensive Land Use Plan identifies this area as appropriate for Public land uses. An application for a Comprehensive Plan Amendment to change the land use on the subject property to Low Density Residential with a Planned Residential Development has been submitted in conjunction with the Rezoning of the subject property. If the Comprehensive Plan Amendment is approved, the proposed rezoning would be consistent with the adopted plans.

As of this writing, the required rezoning sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the August 24, 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.