

STAFF REPORT
August 9, 2007

No. 07RZ053 - Rezoning from No Use District to Medium Density Residential District **ITEM 15**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for OS Development
REQUEST	No. 07RZ053 - Rezoning from No Use District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	A tract of land located in the NW1/4 NE1/4 of Section 27, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the East 1/4 Corner of said Section 27, said point being monumented with a rebar below the surface of the asphalt and having two reference monuments consisting of a brass cap and iron pipe, one bears N41°22'55"W 49.48 feet, the second bears N35°10'06"E 42.14 feet; Thence N34°57'40"W 2433.52 feet to the True Point of Beginning; Thence N39°20'03"E 186.87 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 800.00 feet and a chord bearing of N31°18'22"W; Thence along said curve a distance of 553.18 feet; Thence S42°01'34"W 152.10 feet to the beginning of a curve concave to the southeast and having a radius of 480.00 feet; Thence along said curve a distance of 184.53 feet; Thence S20°00'00"W 105.33 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 1200.00 feet and a chord bearing of S58°54'00"E; Thence along said curve a distance of 464.96 feet to the True Point of Beginning, from which the Center 1/4 corner of said Section 27 bears S33°29'08"W a distance of 2270.05 feet, said point being monumented with a rebar and aluminum cap stamped C 1/4 LS 6014
PARCEL ACREAGE	Approximately 3.05 acres
LOCATION	West of the intersection of Reservoir Road and Southside Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	No Use District

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PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	7/13/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Rezoning from No Use District to Medium Density Residential District be continued to the August 23, 2007 Planning Commission meeting to allow the applicant time to submit additional information supporting the request.

GENERAL COMMENTS:

The applicant has submitted a request to rezone 3.05 acres from No Use District to Medium Density Residential District. The property was annexed (#07AN002) into the City on April 16, 2007. A Planned Development Designation (#07PD052) was approved on the property on July 30, 2007. A Layout Plat (#07PL047), which includes the property, was approved by Council on April 16, 2007.

The property is located approximately 3,000 feet south of the intersection of South Dakota Highway 44 and Reservoir Road on the west side of Reservoir Road. Currently the property is zoned No Use District and is void of any structural development. The adopted Comprehensive Plan identifies the property as being appropriate for agricultural uses. An associated Comprehensive Plan Amendment (#07CA033) to change the future land use designation from Agriculture to Medium Density Residential with a Planned Residential Development has been submitted in conjunction with this rezoning request.

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 has been annexed into the City limits and temporarily placed in a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.

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

The Medium Density Residential District is intended for residential development with medium to high population density. The principal uses of land range from single family homes to apartment uses. The property is located within an area that is currently undeveloped and was recently annexed. A proposed zoning exhibit submitted by the applicant identifies the proposed Medium Density Residential District located in an area that

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is surrounded by proposed Low Density Residential District development. Staff has noted that there is no buffering between the land uses, and that the proposed location of the Medium Density Residential property is not abutting a proposed collector or arterial street. The location of a higher density residential development within the lower density residential development will lead to higher traffic vehicular volumes being required to traverse single family residential neighborhoods creating safety concerns. The location of medium density residential along the periphery of the low density residential development would be a more appropriate means of egress and ingress for such use. Staff recommends that an alternate location for the proposed Medium Density Residential District be considered.

- 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 has noted that additional information is needed in order to support the rezoning request. The associated approved Layout Plat indicates that the proposed development identified as "Morningstar Subdivision" will consist of several land uses/ zoning classifications including Neighborhood Commercial, Low Density Residential District, Medium Density Residential District, High Density Residential District, and General Agriculture District. The Layout Plat identifies that 388 acres will be subdivided into 734 lots with 910 dwelling units.

The Pennington County Highway Department staff has indicated that the proposed development will exceed traffic capacity for Reservoir Road. As such staff is recommending that the applicant submit a traffic analysis for review and approval documenting that the traffic network in the area can support the proposed rezoning and resulting development.

As stated the applicant has indicated that this rezoning request is part of a development that includes 388 acres subdivided into 734 lots with 910 dwelling units. The City Council has noted in the past that adequate water and sewer service must be provided to support the rezoning of property. Of particular concern is the water supply to this development. The consultant is currently completing a water system analysis to determine if water can be provided from the line in South Dakota Highway 44 without negatively impacting the supply of water at the Rapid City Regional Airport. Staff recommends that this rezoning request be continued to allow that study to be completed and submitted for review and approval.

- 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 proposed rezoning to Medium Density Residential District currently conflicts with the Adopted Comprehensive Plan, which identifies this area as appropriate for General Agriculture Land Uses. A Comprehensive Plan Amendment (#07CA033) to change the future land use designation from Agriculture to Medium Density Residential with a Planned Residential Development has been filed in conjunction with this rezoning request. Reservoir Road, which abuts the property on the eastern boundary, is classified as a principal arterial street on the Major Street Plan. As noted above a traffic analysis is needed to verify that

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Reservoir Road has adequate capacity for a development of this size.

LEGAL NOTIFICATION:

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the August 9, 2007 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that the request to rezone the property be continued to the August 23, 2007 Planning Commission meeting to allow the applicant time to submit additional information.