

STAFF REPORT
April 24, 2008

No. 08RZ005 - Rezoning from General Commercial District to Medium Density Residential District ITEM 36

GENERAL INFORMATION:

APPLICANT	Traci Klatt
AGENT	Kristen Lowe for Coldwell Banker
PROPERTY OWNER	Traci Klatt
REQUEST	No. 08RZ005 - Rezoning from General Commercial District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	The east 150 feet of Lot 20 thru 21 of Block 1 of Lot 7, located in the SW1/4 NW1/4, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.17 acres
LOCATION	4216 Canyon Lake Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/24/2008
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Medium Density Residential District be approved.

GENERAL COMMENTS:

The applicant has submitted a request to rezone the property at 4216 Canyon Lake Drive. The subject property is located near the intersection Jackson Boulevard and Canyon Lake Drive. The applicant is proposing to rezone the property from General Commercial District to Medium Density Residential District. Property located north, west and east of the property is zoned Medium Density Residential District. Property located south of the subject property is zoned General Commercial District. The adopted Future Land Use Plan identifies the

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subject property as suitable for residential use. Although the current zoning classification is General Commercial District the current land use of the subject property is single family residential.

STAFF REVIEW: Staff has evaluated the proposed rezoning as it relates to the four criteria for review of the zoning amendments. 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 district affected, or the City in general.

The subject property is currently zoned General Commercial District. A corridor of General Commercial District exists along Canyon Lake Drive. This area along Canyon Lake Drive is a mixture of residential and commercial land use. Staff has not identified a substantially changed or changing condition in the area.

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

The purpose of the Medium Density Residential is to provide for medium to high density population. The principal land uses may range from single family to multi family apartment uses. Currently a single family residence is located on the property. The existing structure and its use are consistent with the intent of Medium Density Residential land use. Medium Density Residential District abuts the property to the north, east and west. If the subject property were to be rezoned it would be assimilated into the existing Medium Density Residential District. Staff noted that the proposed zoning is consistent with the intent and purposes of this ordinance.

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 amendment.

Currently water and sewer services are available to the subject property. Water and sewer for single family residential use is adequately provided. The proposed rezoning of the subject property from General Commercial District to Medium Density Residential District would not likely cause an increase in traffic because the proposed use is less intense than would be anticipated as a result of commercial development on the property as allowed under the current General Commercial zoning. Staff has not identified any significant adverse impacts that will result from the requested rezoning.

4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.

The adopted Comprehensive Plan identifies the property as appropriate for residential land use. The requested rezoning of the subject property is consistent with the adopted Comprehensive Plan.

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Notification Requirement

As of this writing the receipts from the certified mailings have not been returned, and no signs have been posted on the subject property. Staff will notify the Planning Commission at the April 24, 2008 meeting if these requirements have not been met.

Staff finds that the rezoning request meets the four criteria for review of zoning amendments as identified above. In particular, staff finds this request consistent with the adopted plans and policies of the City of Rapid City and recommends the rezoning request be approved.