

STAFF REPORT
April 22, 2010

No. 10RZ031 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 10**

GENERAL INFORMATION:

APPLICANT/AGENT	Larry Nelson
PROPERTY OWNER	Robert and Alma Holst
REQUEST	No. 10RZ031 - Rezoning from Low Density Residential District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	All of Block 11 of Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.50 acres
LOCATION	229 Lindbergh Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/22/2010
REVIEWED BY	Ali DeMersseman / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be approved in conjunction with the associated Comprehensive Plan Amendment.

GENERAL COMMENTS: The property contains approximately 0.50 acres and is located at 229 Lindbergh Avenue, east of the intersection of Wood Avenue and Lindbergh Avenue. There is an abandoned home located on the property. The property was annexed into the City limits in 1954 and was subsequently zoned Low Density Residential District. The land located north, east and west of the property is zoned Medium Density Residential District. The land located south of the property is zoned Low Density Residential District. Single-family homes are currently located on the properties to the south and multi-family structures are located to the north, east and west.

STAFF REPORT
April 22, 2010

No. 10RZ031 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 10**

The North Rapid Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential development. However, the applicant has also submitted a related Comprehensive Plan Amendment (No. 10CA010) to change the land use from Low Density Residential to Medium Density Residential on the property. The Future Land Use Committee recommended approval for the proposal based on the adjacent multi-family residential uses.

STAFF REVIEW: Staff has reviewed the 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 was annexed into the City limits in 1954 and subsequently zoned Low Density Residential District. In the early 1970s, multi-family structures were constructed to the north of the property. In 1997 and 1999, multi-family structures were constructed to the east and the west of the property. The property to the immediate south is currently vacant. Since the adjacent properties to the north, east and west are developed with multi-family structures, the proposal to rezone the property to Medium Density Residential District is reflective of the multi-family residential development in the area. However, staff has not noted any substantially changed or changing conditions that require rezoning the property.

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

The Medium Density Residential District is intended for medium to high residential densities ranging from apartment complexes to single family residences. The property is located in an area with a mix of multi-family structures and single family residences. As previously noted, the adjacent properties to the north, east and west are developed with multi-family structures and the properties to the south are developed with single family homes. Due to the land uses on the adjacent properties, the rezoning of the property 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 an amendment.*

As noted above, the property is located adjacent to Medium Density Residential and Low Density Residential zoning districts. The land located north, east and west of the property is developed with multi-family residential land uses and the land located south of the property is developed with single-family residential land uses. The property abuts Lindbergh Avenue, a sub-collector street. In addition, Rapid City water and sewer service are available to the property. Due to the adjacent land uses, as well as the existing infrastructure and services available to the property, no significant adverse effects resulting from the requested rezoning have been identified.

STAFF REPORT
April 22, 2010

No. 10RZ031 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM 10**

- 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 Street Plan, Land Use Plan, and Community Facilities Plan.*

The North Rapid Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land uses. However, the applicant has submitted a related Comprehensive Plan Amendment (No. 10CA010) to change the land use from Low Density Residential to Medium Density Residential on the property. The Future Land Use Committee recommended approval of the related Comprehensive Plan Amendment based on the adjacent multi-family residential uses. As such, staff recommends that the Rezoning request from Low Density Residential District to Medium Density Residential District be approved in conjunction with the associated Comprehensive Plan Amendment.

Notification: The required rezoning sign has been posted on the property and the receipts from the certified mailing have been returned. Staff will notify the Planning Commission if this requirement has not been met. To date, staff has not received any inquires regarding the proposal.

STAFF REPORT
April 22, 2010

No. 10RZ031 - Rezoning from Low Density Residential District to Medium Density Residential District **ITEM**
