

STAFF REPORT
January 6, 2011

No. 10RZ058 - Rezoning from Park Forest District to Low Density Residential District **ITEM 7**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DTH, LLC
REQUEST	No. 10RZ058 - Rezoning from Park Forest District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	SW1/4 of the NE1/4 of Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	West of the current western terminus of Alma Street and Sagewood Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2010
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Rezoning from Park Forest District to Low Density Residential District be approved.

GENERAL COMMENTS: The property occupies approximately 40 acres and is located west of Bunker Drive and north of Mall Drive and Cabot Hill Road. The applicant has submitted a rezoning request to change the zoning from Park Forest District to Low Density Residential District. Land located to the north and west is zoned General Agriculture District by Pennington County. Land located to the east is zoned Low Density Residential with a Planned Development Designation. Land located to the south is zoned Low Density Residential District. The property is currently void of any structural development. The applicant has proposed to construct a municipal water reservoir on a portion of the property.

The Deadwood Avenue Area Neighborhood Future Land Use Plan identifies the future use

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of the property as appropriate for Planned Residential land use with a maximum density of one dwelling unit per 3 acres of land. A Planned Development Designation (#10PD070) has been submitted in conjunction with this Rezoning application.

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 district affected, or the City in general.*

The property is currently void of any structural development and is located in an area of continuing growth of residential land uses. Staff has not identified any substantially changed or changing conditions associated with the property.

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. Additional permitted uses, by review of the Common Council, include related noncommercial, recreational, religious and educational facilities normally required to provide the basis elements of a balanced and attractive residential area. The area to the east of this property has been previously subdivided into residential lots with single family residences located on the lots. The area to the south of the property is currently void of any structural development, but has been previously zoned Low Density Residential. Due to the land uses on adjacent properties, the rezoning of this property appears to be 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 and direct or indirect adverse effects result from such amendment.*

The property is currently accessed via unplatted gravel road extensions of Sagewood Street and Alma Drive. The property is not currently served by water and sewer services. However, on May 6, 2010, Planning Commission approved a SDCL 11-6-19 Review (#09SR048) authorizing the construction of a water main, storm sewer and drainage improvements on the property. In addition, an access and utility easement was dedicated at that time extending Sagewood Street to the future site of the proposed municipal water reservoir with a 20 foot wide gravel drive. A Planned Development Designation has been submitted with this application and the additional review required as such will insure that any possible adverse impacts from future development are adequately mitigated. Based on the provision of the Planned Development overlay, no significant adverse impacts resulting from the requested rezoning have been identified.

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.*

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The Deadwood Avenue Area Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Planned Residential land use with a maximum density of one dwelling unit per 3 acres of land. A Planned Development Designation (#10PD070) has been submitted with this application and the additional review required as such will ensure that the maximum density allowed by the Future Land Use Plan will be met. The proposed municipal water reservoir will not create an increase in density for the property. As such, staff recommends that the rezoning request from Park Forest District to Low Density Residential District be approved.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the January 6, 2011 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.

Staff recommends that the rezoning from Park Forest District to Low Density Residential District be approved.