

STAFF REPORT
March 10, 2011

No. 11RZ001 - Rezoning from Park Forest District to Low Density Residential District **ITEM 4**

GENERAL INFORMATION:

APPLICANT	Keith Johnson - Public Works Department - City of Rapid City
AGENT	CETEC Engineering Services, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 11RZ001 - Rezoning from Park Forest District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	Tract J in the SW1/4 NW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .52 acres
LOCATION	Skyline Drive at Flormann Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Park Forest District (Planned Residential Development)
West:	Park Forest District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/11/2011
REVIEWED BY	Patsy Horton / Karley Halsted

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

GENERAL COMMENTS: This parcel contains a total of approximately 0.52 acres and is the site of Kepps Reservoir, an underground water reservoir located in the northwest quadrant of Skyline Drive and Flormann Street. The associated companion items include a request to change the comprehensive plan from Park Forest to Low Density Residential (#11CA002) and an Initial and Final Planned Residential Development (#11PD009). Land located to the north, east and west is zoned Park Forest District (Planned Residential Development). Land located to the south is zoned Low Density Residential District (Planned Residential

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Development.) One single family home is currently located on the adjacent property to the east. The other adjacent parcels are publicly owned and vacant.

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 located adjacent to a single family home to the east and vacant publicly owned parcels to the north, south and west. Staff has not identified any substantially changed or changing conditions to support the proposed change to the zoning district.

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 uses approved by the City Council include municipal buildings and uses in keeping with the character and requirements of the district. Encouraging in-fill development and providing an upgrade to the municipal water system is consistent with the intent and purpose of the Low Density Residential 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.*

There does not appear to be any significant adverse effects that would result from rezoning the subject property from Park Forest District to Low Density Residential District. Changing the zoning designation on the parcel would create the ability to upgrade the municipal water facilities as necessary.

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 Adopted Comprehensive Land Use Plan currently indicates that this area is appropriate for single family residential land uses. However, a Comprehensive Plan Amendment to change the land use from Park Forest to Low Density Residential (#11CA002) has been submitted in conjunction with this rezoning application. On February 3, 2011, the Future Land Use Committee recommended approval of that associated request. If the associated Comprehensive Plan Amendment is approved, the proposed rezoning will be in compliance with the adopted Comprehensive Plan.

Notification Requirement: 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 March 10, 2011 Planning Commission meeting if these requirements have

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not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Based on the four criteria for the approval of rezoning requests, staff recommends that the Rezoning from Park Forest District to Low Density Residential District be approved in conjunction with the associated Comprehensive Plan Amendment.