

STAFF REPORT
April 5, 2012

No. 12RZ007 - Rezoning from General Commercial District to Medium Density Residential District **ITEM 9**

GENERAL INFORMATION:

APPLICANT	Alan Johannesen
PROPERTY OWNER	Alan and Paula Johannesen
REQUEST	No. 12RZ007 - Rezoning from General Commercial District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	The west half of Lot 4, all of Lot 5 and Lot 6 of Block 38 of Boulevard Addition located in Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.2 acres
LOCATION	809 and 811 Fairview Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	3/8/2012
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

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

GENERAL COMMENTS: The applicant has submitted a Rezoning request to rezone approximately 0.2 acres of land from General Commercial District to Medium Density Residential District.

The property is located at 809 and 811 Fairview Street, approximately 120 feet west of the intersection of Fairview Street and Mount Rushmore Road. The property is developed as single family residences.

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.

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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 zoned General Commercial District. Areas to the north, south, and east are zoned General Commercial District. The area to the west is zoned Medium Density Residential District. It does not appear that conditions are substantially changing in the area.

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

The Rapid City Municipal Code states that the Medium Density Residential District is intended to provide housing for medium to high density populations. The uses of land may range from single family residences to multi-family apartments. The Rezoning request is located in an area bordered to the east by a commercial corridor, and to the west by residential development. Medium density residential development can provide a transition between residential and commercial development. It appears that the Rezoning request is consistent with the intent and purpose of the Zoning 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.*

Fairview Street is classified as a sub-collector street. Mount Rushmore Road is classified as a principal arterial on the City's Major Street Plan. The location of the property in proximity to a principal arterial street makes it desirable for a higher intensity of use. A Medium Density Residential District will create lower intensity of use in proximity to the commercial corridor adjacent to Mount Rushmore Road, but may provide a transitional buffer between the residential development to the west and the commercial development to the east. It does not appear that the proposed amendment will adversely affect any other part of the City.

4. *The proposed amendment 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 requested Rezone is for a part of the City in a fully developed section of town, served by Rapid City water and sewer services. The Future Land Use Plan shows that development in this area is primarily designated residential with a small portion designated as commercial. One of the goals of the Future Land Use Plan is to maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods by providing an adequate supply of land for multi-family development in order to protect the character of established neighborhoods with high density residential zoning. It appears the Rezoning request is consistent with the development plan. As such, staff recommends the Rezoning request be approved.

Notification Requirements: The required signs have been posted on the property. The required

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receipts of the certified mailings have not been returned to Community Planning and Development Services. Staff will inform the Planning Commission at the April 5, 2012 Planning Commission meeting if this requirement has not been met. At this time, there have been no inquiries into the Rezoning request.