

STAFF REPORT  
April 10, 2014

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**No. 14RZ002 - Rezoning from Low Density Residential District to Public District**      **ITEM 5**

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GENERAL INFORMATION:

APPLICANT	Rod Johnson - City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 14RZ002 - Rezoning from Low Density Residential District to Public District</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of B; Lot C of the SW1/4 of the SW1/4 and the E1/2 of vacated Minuteman Drive, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.03 acres
LOCATION	818 Anamosa Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Public
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Public District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	March 14, 2014
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from Low Density Residential District to Public District. The applicant has also submitted a Conditional Use Permit (File #14UR008) to reconstruct the Horace Mann pool facility and parking lot. The property is owned by the City of Rapid City and is a public recreational facility.

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The property is located on the north side of Anamosa Street approximately 170 feet east of the intersection of Anamosa Street and North 7<sup>th</sup> Street. The property is the site of the Horace Mann pool and baseball field.

#### STAFF REVIEW:

Staff has reviewed this proposed rezoning request 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 generally.*

The applicant has also submitted a Conditional Use Permit (File #14UR008) to reconstruct the Horace Mann pool facility and parking lot. The property is owned by the City of Rapid City and is a public recreational facility.

2. The proposed amendments shall be consistent with the intent and purposes of this title.

The Rapid City Municipal Code states that the Public District is established to provide for facilities which serve the general public. The property is owned by the City of Rapid City and is currently the location of the Horace Mann pool, a baseball field and parking. The property is identified as suitable for Public uses on the City's Future Land Use Map. It appears that the rezoning request is consistent with the intent and purpose of the Zoning Ordinance.

3. *The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from the amendment.*

The property is currently zoned Low Density Residential District and is the location of Horace Mann Park. The property is identified as suitable for Public uses on the City's Future Land Use Map. It does not appear that the proposed rezoning will have a direct or indirect adverse effect on any other part of the City.

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 property is served by Rapid City water and sewer. The applicant has also submitted a Conditional Use Permit for the redevelopment of the Horace Mann pool facility and parking.

Summary: The property is currently owned by the City of Rapid City and is the location of Horace Mann Park with a pool, baseball field and parking. The City's Future Land Use Map identifies the property as suitable for Public uses. Staff recommends that the rezoning request be approved.

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Notification: The mailings and sign have been picked up. The mailings have been returned to Community Planning and Development Services for posting. Staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the April 10, 2014 Planning Commission meeting if this requirement has not been met.