

STAFF REPORT

May 8, 2014

No. 14RZ004 - Rezoning from General Agricultural District to Low Density Residential District

ITEM 4

GENERAL INFORMATION:

APPLICANT	Shane Schriener - Schriener Investments, LLC
AGENT	Doug Sperlich - Sperlich Consulting, Inc.
PROPERTY OWNER	Schriener Investments LLC
REQUEST	No. 14RZ004 - Rezoning from General Agricultural District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	The E1/2 of the SW1/4 of the NE1/4 of the NE1/4; the NW1/4 of the SE1/4 of the NE1/4, excepting therefrom Medicine Ridge Subdivision, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.8 acres
LOCATION	West of existing intersection of Enchanted Pines Drive and Medicine Ridge Road
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	General Agricultural District
South:	Low Density Residential District
East:	Low Density Residential District (Planned Development)
West:	Low Density Residential District (Planned Development)
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	April 7, 2014
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

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

GENERAL COMMENTS: The applicant has submitted a request to rezone approximately 7.8 acres of unplatted property from General Agriculture District to Low Density Residential District. The property is located in a developing residential neighborhood. Property to the

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east, west, and south is zoned Low Density Residential District. The applicant is requesting to rezone their property to allow Low Density Residential development.

The property is located on Enchanted Pines Drive, approximately 850 feet west of the intersection of Stumer Road and Enchanted Pines Drive. The property is currently void of structural development.

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.

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 area continues to develop with a mix of detached and attached single-family residences. In addition, utilities have recently been extended to the eastern boundary of the property. The continued residential development of the area and the recent extension of utilities in Enchanted Pines Drive represents changing conditions in the area.

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

The Low Density Residential District is intended to be used for single-family residential development with low density population densities. The General Agriculture district is intended to serve as a holding zone for property which will be undergoing development in the near future. The proposed zoning is consistent with the intent and purpose of the ordinance.

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.

The Rapid City Future Land Use Plan shows that the property is suitable for residential development and, as such, a Comprehensive Plan Amendment to amend the future land use designation on the property is not required.

The applicant should be aware that Building Services staff has noted a discrepancy in the street addressing on properties located on Enchanted Pines Road. In the future, steps may be required to correct the addressing discrepancy. However, the addressing issues on the property are not being reviewed as a part of this rezoning request.

As previously noted, the property is currently unplatted. The applicant should be aware that any future transfer of ownership of the property will require that the property be platted.

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 property is currently designated for residential use on the City's Future Land Use Plan

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and, as such, an amendment to the Comprehensive Plan is not required. The rezoning request is consistent with the City's adopted Future Land Use Plan.

Public Works staff has noted that City infrastructure is located immediately adjacent to the rezoning request.

The Rapid City Fire Department has reviewed the requested rezone and has noted that there are insufficient fire flows available throughout the Medicine Ridge Subdivision and surrounding area. The applicant should note that at the time the property is developed, the applicant will need to work with the Rapid City Fire Department to confirm available fire flow on the property and to determine specific needs for development of the property.

The request meets all the criteria for an amendment to the Zoning Ordinance. The continuing residential development and the extension of City water and sanitary sewer services to the area represent changing conditions in the area. The General Agriculture District is generally viewed as a holding district for property which will be developed in the near future. The request is in compliance with the Future Land Use Plan. Future development of the property must be in compliance with the requirements of the Rapid City Municipal Code and the Infrastructure Design Criteria Manual. For these reasons, staff recommends that the request to rezone the property from General Agriculture District to Low Density Residential District be approved.

NOTIFICATION REQUIREMENTS: The notification letters have been returned to Community Planning and Development Services for mailing. The sign has been picked up, however as of this writing staff has not confirmed that the sign has been posted on the property. Staff will inform the Planning Commission at the May 8, 2014 Planning Commission meeting if this requirement has not been met. As of this writing, there has been one inquiry into the requested rezone regarding the future platting of the property. The party did not express support or denial of the request.