

STAFF REPORT
September 25, 2014

No. 14RZ009 - Rezoning from Medium Density Residential District to Public District **ITEM 2**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 14RZ009 - Rezoning from Medium Density Residential District to Public District
EXISTING LEGAL DESCRIPTION	The unplatted portion of Block 4 of Millard Addition, located in Section 36, T2N, R7E of BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.75 acres
LOCATION	Lying south of Anamosa Street between Wilsie Avenue and Blaine Avenue
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Parks and Greenway
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	August 22, 2014
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

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

GENERAL COMMENTS:

The Public Works Department has submitted a Rezoning request to change the zoning designation of the above legally described property from Medium Density Residential District to Public District. The property is owned by the City of Rapid City and is the location of College Park. Rezoning the property to Public District will allow utilities and other public buildings to be located on the property with an approved Building Permit.

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The property is located south of Anamosa Street between Wilsie Avenue and Blaine Avenue. Currently, playground equipment, a picnic shelter, and a restroom facility are located on the property.

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 property is owned by the City of Rapid City and is a public recreational facility. The City's Future Land Use Plan identifies the property as suitable for Parks and Greenway.

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 College Park. The property is identified as suitable for parks and greenway 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 Medium Density Residential District and is the location of College Park. The property is identified as suitable for Parks and Greenway 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 property is currently used as a public park. The proposed Rezoning is not in conflict with the Major Street Plan or the Future Land Use Plan.

Summary: The property is currently owned by the City of Rapid City and is the location of College Park. The City's Future Land Use Map identifies the property as suitable for parks and greenway uses. Staff recommends that the rezoning request be approved.

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

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at the September 25, 2014 Planning Commission meeting if this requirement has not been met.