No. 14RZ010 - Rezoning from No Use District to Low Density ITEM 4 Residential 1 District

GENERAL INFORMATION:

APPLICANT City of Rapid City & Countryside Homeowners

Association

PROPERTY OWNER Countryside Homeowners Association and Robert

Paulson

REQUEST No. 14RZ010 - Rezoning from No Use District to Low

Density Residential District

EXISTING

LEGAL DESCRIPTION AI

All of Countryside Subdivision including Crossbill Circle, Kingbird Court, Meadowlark Drive, Pinon Jay Circle, Raven Circle, Raven Court, Sandpiper Drive, Tanager Court, Tanager Drive and Waxwing Lane Rights-Of-Way and all included and adjacent Rights-Of-Way located in Section 29, T1N, R7E, BHM, Pennington County, South Dakota; and a Tract of land situated immediately north of and adjacent to Sheridan Lake Drive, situated in the SW1/4 of the SE1/4 of Section 29, T1N, R7E, BHM, with the west boundary thereof commencing at Sheridan Lake Road and proceeding north on the west boundary of said SW1/4 of the SE1/4 for a distance of 749 feet and then proceeding east on a line perpendicular to the west boundary of said SW1/4 of the SE1/4 for a distance of 1,000 feet and then proceeding due south for a distance of 319 feet to Sheridan Lake Drive and then proceeding west along the boundary of Sheridan Lake Drive to the point of beginning, and being a portion of Lot 2 of the SW1/4 of the SE1/4 of Section 29, T1N, R7E, BHM, shown on the plat filed in Plat Book 3, Page 197; excepting therefrom Lots H-1 and P-1 of said Lot 2 of the SW1/4 of the SE1/4 of said Section 29, shown on the plat filed in Highway Plat Book 6, Page 178, Pennington

County, South Dakota.

PARCEL ACREAGE Approximately 154.74 acres

LOCATION North of Sheridan Lake Road between Muirfield Drive

and Clarkson Road

EXISTING ZONING Planned Unit Development (Pennington County)

Suburban Residential District (Pennington County)

FUTURE LAND USE

DESIGNATION Low Density Neighborhood

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SURROUNDING ZONING

North: Low Density Residential District 1 - General Agricultural

District

South: Suburban Residential District (Pennington County) -

Highway Service (Pennington County)

East: General Agricultural District
West: General Agriculture District

Suburban Residential District (Pennington County)

PUBLIC UTILITIES Private

DATE OF APPLICATION October 1, 2014

REVIEWED BY Sarah Hanzel / Ted Johnson

<u>RECOMMENDATION</u>: Staff recommends approving the rezoning from No Use District to Low Density Residential 1 District in conjunction with the associated petition of annexation.

GENERAL COMMENTS: This property contains approximately 154.74 acres and is located north of Sheridan Lake Road between Muirfield Drive and Clarkson Road. This property is being rezoned as a result of the proposed annexation (#14AN004). The property is currently zoned Planned Unit Development and Suburban Residential in Pennington County. Land located north of the property is zoned Low Density Residential 1 District and General Agriculture District. Land located east of the property is zoned General Agriculture District. Land located west of the property is zoned General Agriculture District and Suburban Residential District in Pennington County.

Plan Rapid City identifies the future land use of the property as Low Density Neighborhood, appropriate for single family homes.

There are 211 parcels included in the proposed annexation application including 198 residential lots, 12 open space lots, and one well lot. All parcels within the annexed area are to be zoned Low Density Residential 1 District.

- <u>STAFF REVIEW</u>: Staff has reviewed the 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 district affected, or the City in general.

The property owners initiated annexation of the property (#14AN004). Per Section 17.54.020, all annexed lands are temporarily designated No Use District. The annexation of the property represents a changing condition that requires rezoning of the property.

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

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The Low Density Residential 1 District is intended to provide development with low population densities. *Plan Rapid City* indicates that this property is appropriate for low density residential development. One of the parcels is large enough for additional residential development. Seven parcels are platted as open space and one parcel is platted as a well lot. The properties in the rezone area are currently developed with single family homes.

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.

Access to the residential property is from Sheridan Lake Road, a principal arterial street on the City's Major Street Plan. Water will be provided by Rapid City once the improvements are completed as identified in the associated annexation agreement. Each of the homes is currently connected to on-site sewer facilities. The property is located adjacent to residential land uses. No significant adverse impacts resulting from the requested rezoning have been identified.

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.

Plan Rapid City identifies the future use of the property as Low Density Neighborhood which is appropriate for single family homes. Rezoning the subject properties from No Use District to Low Density Residential 1 District is consistent with the adopted Comprehensive Plan.

<u>NOTIFICATION REQUIREMENTS</u>: At the time of this writing, the required sign has been posted on the property and the notification letters have been mailed. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that the rezoning from No Use District to Low Density Residential 1 District be approved in conjunction with the associated annexation.