

STAFF REPORT
February 5, 2015

No. 15RZ002 - Rezoning from General Agricultural District to Low Density Residential District I **ITEM 3**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	Multiple
REQUEST	No. 15RZ002 - Rezoning from General Agricultural District to Low Density Residential District I
EXISTING LEGAL DESCRIPTION	Lots 5 thru 9 of Block 5 of Catron Crossing Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.36 acres
LOCATION	Lying east of the current southern terminus of Nugget Gulch Road
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Low Density Neighborhood
SURROUNDING ZONING	
North:	General Agricultural District
South:	General Agricultural District
East:	General Agricultural District
West:	Low Density Residential District I
PUBLIC UTILITIES	City water and City sewer
DATE OF APPLICATION	January 12, 2015
REVIEWED BY	Sarah Hanzel / Nicole Lecy

RECOMMENDATION:

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

GENERAL COMMENTS: The property is located east of the current southern terminus of Nugget Gulch Road and consists of approximately 2.36 acres. This rezone request is in conformance with the Future Land Use Plan in Rapid City's adopted Comprehensive Plan, *Plan Rapid City*. This property was included in an annexation of 1,070 acres that became effective on February 8, 1996. Following annexation, the land was rezoned from No Use District to General Agricultural District to place it in a holding zone until it was platted and developed. These five lots are part of the Catron Crossing Subdivision and platted at various

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times. However, the zoning change from General Agricultural District to Low Density Residential District I was inadvertently missed.

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:

1. *The proposed zoning amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.*

The General Agricultural District is intended for land situated on the fringe of the urban area that is used for agricultural purposes but will be undergoing urbanization in the future. The property in the subject area is currently being developed for single family residences. These lots are approximately 0.5 acres in size. The General Agricultural District requires a lot area of not less than 20 acres. The proposed zoning brings the lots into a district appropriate for small lot residential uses.

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

The Low Density Residential District I is intended for single family residential development with low population densities. There are currently single family residences constructed on three of the five lots.

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.*

Single family residential structures are compatible with adjacent uses. The land west of the property is developed with single family homes and zoned Low Density Residential District I. The land north, east, and south of the subject property is undeveloped and zoned General Agricultural District. The properties are connected to City sewer and water services. Staff has not identified any impacts resulting from this amendment.

4. *The proposed amendments shall be consistent with and not conflict the development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan, and Community Facilities Plan.*

Access to the property is from Nugget Gulch Road, a collector street on Rapid City's Major Street Plan. Rapid City's adopted Comprehensive Plan, *Plan Rapid City*, identifies the future land use of this area as Low Density Neighborhood. The primary uses in Low Density Neighborhoods are single family and two family residences. The proposed amendment appears to be consistent with the adopted Plans.

Notification Requirement: The notification letters have been mailed and the sign has been posted on the property. As such, the notification requirements have been met.