



CITY OF RAPID CITY

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MEMORANDUM

TO: Legal and Finance Committee

FROM: Patsy Horton, Community Planning Coordinator

DATE: March 8, 2011

RE: Zoning Information – South Valley Drive

The Future Land Use Committee reviewed the Future Land Use designations for annexed property located along South Valley Drive between East Saint Patrick Street and Orchard Lane in light of the previous concerns with zoning in the Melody Acres area along South Valley Drive. The property was annexed in 2008 and rezoned from No Use District to Low Density Residential District in 2010 (#10RZ041).

The Committee considered whether the property should be identified as Mobile Home Residential District in lieu of the existing Low Density Residential District. The Committee directed staff to invite the impacted property owners to an Open House in order to provide input on the potential zoning change. Copies of the written comments received are attached for your review.

In reviewing the land use designations, the Committee considered the existing uses on the property in addition to whether or not the property owner lived on site. Maps of the existing land use inventory and the owner occupied information (based on the Director of Equalization parcel database) are attached as well.

The Future Land Use Committee's recommendations are:

1. For Area A as identified on the attached map, the Committee recommended changing the land use designation on the property in the Future Land Use Plan from Low Density Residential to Medium Density Residential, with a notation in the



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plan that the property not be rezoned until adequate infrastructure is available to the property, including a secondary access. (Please note that on March 8, 2011, the property owner submitted a Comprehensive Plan and Rezoning application to rezone the property to Medium Density Residential.)

2. For the balance of the property located in the rezoning included in 10RZ041, the Committee recommended leaving the land use designation on the property as Low Density Residential.

FUTURE LAND USE COMMITTEE RECOMMENDATION: The Future Land Use Committee recommends that the Southeast Connector Neighborhood Area Future Land Use Plan remain as is for the area included in the #10RZ041 rezoning application, with the exception of the property identified as Area A located adjacent to Garden Lane. The Future Land Use Committee recommends that the Future Land Use Plan for Area A be changed to Medium Density Residential, but that the zoning district remain as Low Density Residential until adequate infrastructure is available to the property, including a secondary access.