

STAFF REPORT

November 9, 2000

**RZN #00RZ042 - Rezoning from Low Density Residential
District to Low Density Residential II District**

ITEM 10

GENERAL INFORMATION:

PETITIONER	Walgar Development Corp.
REQUEST	RZN #00RZ042 - Rezoning from Low Density Residential District to Low Density Residential II District
LEGAL DESCRIPTION	A portion of Tract A of Robbinsdale Addition No. 10, and a portion of the NE1/4 of the SE1/4, Section 13, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota More fully described as follows: Commencing at the southeast corner of Lot 16 Revised of Block 23 of Robbinsdale Addition No. 10, common with the northerly edge of right-of-way for East Minnesota Street, and the Point of Beginning; Thence, first course: N24 39'00"W, along the easterly boundary of said Lot 16 Revised of Block 23, a distance of 113.92 feet; Thence, second course: N65 42'16"E, a distance of 119.46 feet; Thence, third course: N67 31'50"E, a distance of 60.09 feet; Thence, fourth course: N65 37'01"E, a distance of 124.03 feet, to a point on the southwesterly boundary of Lot 4 of Block 24 of Robbinsdale Addition No. 10; Thence, fifth course: S24 20'00"E, along the southwesterly boundary of said Lot 4 of Block 24, a distance of 106.08 feet, to the southwesterly corner of said Lot 4 of Block 24, common with the northerly edge of right-of-way for East Minnesota Street; Thence, sixth course: S64 33'00"W, along the northerly edge of right-of-way for said East Minnesota Street, a distance of 302.98 feet, to the southeast corner of said Lot 16 Revised of Block 23, and the Point of Beginning; Said Parcel contains 33,335 square feet or 0.765 acres more or less.
PARCEL ACREAGE	Approximately .765 Acres
LOCATION	At the intersection of Minnesota Street and Maple Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (PRD)
East:	Medium Density Residential District (PRD)
West:	Low Density Residential District

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PUBLIC UTILITIES City Water and Sewer

REPORT BY Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to Low Density Residential II District be approved contingent that a Planned Development Designation or Planned Residential Development is approved for the property prior to City Council approve of the Second Reading of the Rezoning request.

GENERAL COMMENTS: **The Planning Commission continued this item to the November 9, 2000 Planning Commission meeting as the required mailing has not been completed. The applicant has completed the required notification.**

The applicant is requesting to rezone a parcel of property from Low Density Residential Zoning District to Low Density Residential II Zoning District. The property is located at the future intersection of Maple Avenue and Minnesota Street. The applicant has submitted a Preliminary and Final Plat request for the subject property which would create two lots that would be rezoned to Low Density Residential II. Both lots are 13,000 square feet in size and have adequate area for a duplex if the property is rezoned to Low Density Residential II.

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 is 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 in general.

The property to be rezoned is adjacent to other Medium Density Residential zoned lands to the south and east. Minnesota Street has been classified as an arterial street in the updated Major Street Plan and the last segment of Minnesota Street was completed connecting to Fifth Street. The completion of the extension of Minnesota Street has resulted in an increase in traffic on Minnesota Street.

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

The purpose of the Low Density Residential II Zoning District is to provide for slightly higher population densities than allowed in Low Density Residential Districts but with the same basic use restriction as the Low Density Residential Zoning District. The Low Density Residential II Zoning District allows for two-family attached dwelling units (duplexes). Staff believes that the Low Density Residential District II is an appropriate transitional zoning between the Medium Density Residential and Low Density Residential Districts.

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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 an amendment.

The proposed amendment may have some adverse affects on the neighborhood. No direct access to Minnesota Street will be allowed through the platting of the property; however, the location of the access to Maple Street in relationship to the intersection of Minnesota Street may be an issue. Access to these units needs to meet minimum spacing requirements from the intersection. The location of the access will influence how the unit(s) are designed. To insure that access does not impact the adjoining property and sufficient design standards are incorporated into the structure to insure they reflect the single family residential character of the area, Staff is recommending that either a Planned Development Designation or a Planned Residential Development be approved in association with the rezoning request.

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

The property is located in an area covered by the South Robbinsdale Area Future Land Use Plan. The Plan identifies the property as appropriate for Low Density Residential land uses. The Low Density Residential II Zoning District would be consistent with this land use designation. The Future Land Use Committee has stated that a Planned Residential Development would be appropriate with the proposed zoning change. The Major Street Plan identifies Minnesota Street as an arterial street. Staff finds that the proposed amendment consistent with all adopted plans with the protection provided with an associated Planned Residential Development.