

STAFF REPORT

May 24, 2001

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**No. 01RZ022 - Rezone from Park Forest District to Medium Density Residential District**      **ITEM 38**

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GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	<b>No. 01RZ022 - Rezone from Park Forest District to Medium Density Residential District</b>
LEGAL DESCRIPTION	From a point 597.31 feet at a bearing S 89° 39' 0" East from the SW corner of NW1/4 of SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, travel 504.33 feet at a bearing N 62° 30' 29" East, then travel 343.09 feet at a bearing North, then travel 319.54 feet at a bearing N 50° 52' 56" East, then travel 129.80 feet at a bearing North, then travel 439.52 feet at a bearing S 45° East, then travel 225.67 feet along a 270 foot radius curve RHF, chord bearing S 1° 53' 59" West, then travel 414.87 feet at a bearing S 22° 2' 42" East, then travel 1154.56 feet at a bearing N 89° 39' 0" West to the point of start, all located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.
PARCEL ACREAGE	12.29
LOCATION	West of the western terminus of Fairmont Boulevard and north of Tower Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Park Forest District to Medium Density Residential District be approved contingent on the associated Planned Residential Development being approved and that Comprehensive Plan Amendment being approved.

GENERAL COMMENTS: The applicant is proposing to develop a 61.75 acre tract that is located west of the Ridco Development and east of the Skyline Pines development. There

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are two large draws located on the north and south sides and the remaining property is a semi-forested hillside. The applicant is proposing three development components: a single family residential extension of Skyline Pines Subdivision to be located on the west side of the property and on the highest portion of the property; a multi-family development that will act a buffer between the commercial property to the east and a single family residential property to the west; and, an office commercial development located along the east side of the property. The applicant is proposing to construct Fairmont Boulevard to the west and south to connect to Tower Road in the future.

STAFF REVIEW: Staff has reviewed this 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 in general.*

One of the major changes to this area has been the development of commercial activities along Mount Rushmore Road. The commercial development at the intersection of Mount Rushmore Road and Fairmont Boulevard/Cathedral Drive has changed the character of this area. Also, the tremendous growth of Rapid City Regional Hospital and related medical complexes has created a demand for a wide range of housing near this area. The addition of multi-family housing in this area will provide housing options for those who work in the vicinity.

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

The Medium Density Residential Zoning District is intended to provide areas for single family residential development to multi-family development with medium to high population density. The associated Planned Residential Development provides protections to insure that this goal can be met.

*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 Medium Density Residential land use will provide a buffer between the Low Density Residential land use to the west and the commercial uses to the east. With the approval of the associated Planned Residential Development, many of the potential adverse effects of the requested rezoning will be mitigated. Additional stipulations have been proposed as part of the Planned Residential Development to provide additional protection for the Skyline ridgeline.

*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.*

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The Rapid City Area 2000 Plan classifies this area as "Limited Agriculture, Agriculture and Forest". The plan states that these areas, for reason of terrain, suitability for agriculture or distance from logical and necessary public services are proposed to remain in an undeveloped state or a low density development. Generally speaking, lot sizes in excess of three acres should be maintained in these areas. Staff's review noted that the land in question is not suitable for agriculture purposes. Public services, including sewer and water are currently located adjacent to the site. A Comprehensive Plan Amendment is required before the rezoning request can be approved. Staff would support a Comprehensive Plan Amendment to the Rapid City Area 2000 Plan from Agriculture, Limited Agriculture, and Forest to Residential based on the facts stated above.