

STAFF REPORT

June 21, 2001

No. 01RZ020 - Rezoning from Park Forest District to Low Density Residential District **ITEM 7**

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for W.E.B. Partners
REQUEST	No. 01RZ020 - Rezoning from Park Forest District to Low Density Residential District
LEGAL DESCRIPTION	Property described by metes and bounds beginning from a point at SW corner of the NW1/4 of the SE1/4 of Section 11, Township 1 North, Range 7 East, Black Hills Meridian, Rapid City, Pennington County, South Dakota, travel 588.52 feet at a bearing N 0° 21' 0" East, then travel 10.53 feet at a bearing S 89° 51' 16" East, then travel 77.31 feet along a 126 foot radius LHF curve with a chord bearing S 72° 25' 20" East, then travel 65.70 feet along a 74 foot radius RHF curve with a chord bearing S 80° 16' 49" East, then travel 239.65 feet at a bearing N 10° 42' 7" West, then travel 259.99 feet at a bearing N 0° 21' 0" East, then travel 106.97 feet at a bearing N 34° 54' 43" East, then travel 115.00 feet at a bearing N 5° 14' 58" West, then travel 67.43 feet at a bearing N 9° 59' 31" East, then travel 813.33 feet at a bearing S 89° 39' 0" East, then travel 392.20 feet at a bearing S 0° 21' 0" West, then travel 65.15 feet at a bearing East, then travel 692.59 feet at a bearing South, then travel 504.33 feet at a bearing S 62° 30' 29" West, then travel 597.31 feet at a bearing N 89° 39' 0" West, to the point of start, containing approximately 27.65 acres
PARCEL ACREAGE	Approximately 27.65
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/Low Density Residential District
South:	General Agriculture District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and Sewer to be extended
REPORT BY	Blaise Emerson

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

GENERAL COMMENTS: **This item was continued to allow for the applicant to submit revised legal descriptions. The applicant has submitted revised legal descriptions and the required notification has occurred for the rezoning request. No changes have been made to the staff report.**

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 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 availability of City water. The construction of the US Highway 16 water tank has provided a source of water with adequate pressure to serve the area. The developers of the Skyline Pines development have extended the water system to this area for that development. The availability of City water to this area provides the services for more intense development than what previously could be developed.

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

The Low Density Residential Zoning District is intended to provide areas for single family residential development with low population densities. 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.

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With the approval of the associated Planned Residential Development, many of the potential adverse effects of the requested rezoning will be mitigated. The type of development proposed is consistent with development that has previously occurred in the area. Additional stipulations have been proposed as part of the Planned Residential Development to provide additional protection for 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.

The Rapid City Comprehensive 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 has been submitted in conjunction with the rezoning. Staff is supporting the Comprehensive Plan Amendment from Agriculture, Limited Agriculture, and Forest to Residential based on the facts stated above.