

STAFF REPORT

November 21, 2001

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**No. 01RZ057 - Rezoning from General Agriculture District to Low Density Residential District**      **ITEM 28**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 01RZ057 - Rezoning from General Agriculture District to Low Density Residential District</b>
LEGAL DESCRIPTION	Lots 1-6, Block 1; Lots 1-5, Block 2; and Lots 1-9, Block 3 of Enchanted Pines Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.309 acres
LOCATION	At the northern terminus of Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City Water
REPORT BY	Blaise Emerson

RECOMMENDATION:    **Staff recommends that the rezoning from General Agriculture District to Low Density Residential District be continued to the December 6, 2001 meeting to be considered in conjunction with the Preliminary and Final Plat as previously directed by the Planning Commission.**

GENERAL COMMENTS:    **All changes are shown in bold) The applicant submitted revised information on November 14, 2001. Staff has not had adequate time to review the new information and recommends that this item be continued to the December 6, 2001 Planning Commission meeting.**

The subject property is a twenty (20) acre tract and is located north of the Enchanted Hills Subdivision. The property was annexed into Rapid City in 1997 and was subsequently rezoned from No Use District to General Agriculture District. A single family residence and pasture land are currently located on the property. The applicant has submitted an associated Planned Residential Development application, Preliminary and Final Plat application, and several Subdivision Variances for the property. The plat identifies the development of twenty (20) residential lots.

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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.*

The property is currently zoned General Agriculture District and this district is considered a holding zone for undeveloped property. The request is to rezone the property located directly north of the existing single family residential development in the area. The applicant is proposing to develop a residential subdivision on the property.

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

The purpose of the Low Density Residential Zoning District is to provide areas for single family residential development with low population densities. The location of the property adjacent to existing Low Density Residential property makes it a desirable location for additional residential development.

*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 South Robbinsdale Neighborhood Future Land Use Plan identifies this area appropriate for Planned Residential Development land uses with an overall density of one (1) dwelling unit per acre. The applicant has submitted an associated Planned Residential Development Plan. With the approval of the associated Planned Residential Development, many of the potential adverse effects of the requested rezoning can be mitigated. The type of development proposed is consistent with development that has previously occurred in the area.

*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.*

As previously indicated, this area is identified in the South Robbinsdale Neighborhood Future Land Use Plan as appropriate for Planned Residential Development land uses with an overall density of one (1) dwelling unit per acre. With approval of the associated Planned Residential Development plan, the street network, sewer, and density issues can be addressed through the Development Plan.

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