

STAFF REPORT

April 25, 2002

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**No. 02RZ020 - Rezoning from General Agricultural District to Low Density Residential**      **ITEM 45**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for George and Nancy Dunham
REQUEST	<b>No. 02RZ020 - Rezoning from General Agricultural District to Low Density Residential</b>
EXISTING LEGAL DESCRIPTION	A parcel of land within the NE1/4 of the NE1/4, Section 16, T1N, R7E, BHM, described by metes and bounds as follows: From the NE Section Corner of Section 16 go S00°01'13"W for a distance of 30.00 feet then N89°43'19"W for a distance of 25.00 feet to the Point of Beginning. Thence S00°01'13"W parallel to the East Section Line for a distance of 225.00 feet. Thence N89°43'19"W for a distance of 121.01 feet. Thence S14°19'10"W for a distance of 344.24 feet. Thence S40°29'02"W for a distance of 245.73 feet. Thence S81°53'46"W for a distance of 608.83 feet to a point on a curve. Thence on a curve to the left with a chord bearing of N14°12'22"W for a chord distance of 99.93 feet and radius of 470.00 feet. Thence S69°41'29"W for a distance of 107.08 feet. Thence N89°43'59"W for a distance of 209.88 feet to the 1/16 line. Thence N00°16'01"E along the east boundary of Block 1 of Parkridge Village for a distance of 310.08 feet. Thence N00°19'42"E for a distance of 292.43 feet to a point on a curve. Thence on a curve to the left with a chord bearing of N11°48'15"E for a chord distance of 150.63 feet with a radius of 378.28 feet. Thence S89°43'19"E along the South ROW of Nicklaus Drive for a distance of 1269.31 feet to the Point of Beginning
PARCEL ACREAGE	Approximately 20.6 acres
LOCATION	West of Sheridan Lake Road, north of Corral Drive, south of Nicklaus Drive and east of Parkridge Subdivision
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Park Forest District/Low Density Residential District
West:	Low Density Residential District /Planned Residential

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	Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

**RECOMMENDATION:**

Staff recommends that the rezoning request from General Agricultural District to Low Density Residential be continued to the May 9, Planning Commission meeting to allow the applicant time to submit additional required information.

**GENERAL COMMENTS:**

The applicant has submitted this request to rezone approximately 20 acres from General Agriculture Zoning District to Low Density Residential Zoning District. The property is located east of the Parkridge Village development and adjacent to Nicklaus Drive. This request is a companion item to a Preliminary and Final Plat (file #02PL039) request and Subdivision Regulations Variance request (file #02SV020). The proposed platting will create twenty lots ranging in size from 0.61 acres to 3.1 acres.

**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 the City in general.*

The subject property is completely surrounded by residential development with exception of Arrowhead Country Club located directly east of the property. The rezoning of the subject property is an appropriate response to the continuation of the residential development of this area.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The description of the Low Density Residential Zoning District states that it is intended to be used for single-family residential development with low population densities. The associated Preliminary and Final Plat request shows that the land will be developed to provide for the low population densities intended in the Low Density Residential Zoning District. Staff believes that rezoning this property is consistent with the intent and purposes of the ordinance.

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 amendment.*

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The proposed rezoning would allow for the continuation of residential uses within the area. The adjacent residential land uses should not be adversely affected by any use permitted in the Low Density Residential Zoning District.

- 4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The "Rapid City Area 2000" Comprehensive Land Use Plan identifies this property as being appropriate for agricultural and forest land uses. A Comprehensive Plan Amendment must be approved in conjunction with this rezoning request changing the future land use designation on the Comprehensive Plan to Low Density Residential.

The adopted Major Street Plan identifies a collector street that connects Nicklaus Drive to Corral Drive through the subject property. The applicant has identified a collector street (Dunham Drive) through the subject property. However, the road design plans for this plat shows that Dunham Drive turns east and connects to Heidiway Lane and the connection to Corral Drive is made via Severson Street. Severson Street intersects Dunham Drive within Phase 2 of the subdivision and runs south to Corral Drive. Staff is requesting that the applicant revise the road design plan and the plat to show Dunham Drive as a through street with a short east-west local street connecting Dunham Drive to Heidiway Lane in accordance with the adopted Major Street Plan.

As of this writing, the receipts from the certified mailing have been returned and the rezoning sign has been posted on the property