

STAFF REPORT

May 23, 2002

No. 02RZ029 - Rezoning from General Agriculture District to Park Forest **ITEM 46**

Book 14 of plats Page 227; thence North 89 55' 31" East a distance of 346.35 feet along the South line of said Tract D to a rebar with cap marked Francis Meador 1019 said rebar being on the West line of Tract G as shown on the plat filed in Book 11 of plats Page 59; thence South 0 11' 40" East a distance of 450.90 feet along the West line of said Tract G to a rebar with cap marked Francis Meador 1019 said rebar being identical to the Southwest corner of said Tract G; thence South 89 56' 13" East a distance of 481.92 feet along the South line of said Tract G to a rebar and cap marked Francis Meador 1019 said rebar being identical to the Southeast corner of said Tract G and on the 1/4 line between the SW 1/4 and the SE 1/4 of said Section 23; thence South 0 01' 16" East a distance of 2196.74 feet to the point of beginning. Containing 29.485 acres or 1,284,383.034 square feet more or less.

PARCEL ACREAGE	29.485
LOCATION	East of Highway 16 and 1/4 mile north of Catron Blvd
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District w/ PDD
East:	General Agriculture District/Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	4/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Park Forest be approved in conjunction with the Comprehensive Plan Amendment.

GENERAL COMMENTS:

The applicant has submitted a rezoning request to change the zoning from General Agriculture District to Park Forest District on the above legally described property. In addition, the applicant has submitted a Comprehensive Plan Amendment request to change

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the future land use designation from Planned Residential Development with one dwelling unit per acre to Park Forest on the above legally described property. (See companion item #02CA033.)

The property is located approximately 400 feet east of U.S. Highway 16 and 1,320 feet north of Catron Boulevard and is currently void of any structural development. The property is a part of a proposed 86 acre development to be known as "Tower Ridge". The applicant has also submitted several additional Comprehensive Plan Amendments, Rezoning requests and Planned Development Designation requests on the balance of the proposed 86 acre development.

STAFF REVIEW:

Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of the zoning map amendments. 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 district affected, or the City in general.*

The property was annexed into the City in 1993 and, subsequently, zoned General Agriculture District. The General Agriculture District has served as a holding zone until such time as the property is developed. The property to the east is currently zoned Low Density Residential District and has been developed as a residential subdivision known as "Enchanted Hills". The property to the west is currently zoned General Commercial District with existing commercial uses. The extension of municipal services to the area and the completion of Catron Boulevard, a significant east-west arterial connection, have changed conditions within the area to support the extension of residential development. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future.

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

The purpose of the Park Forest District as stated in the Zoning Ordinance is to provide the City with an area to be preserved for its natural beauty and open character. Rezoning the subject property as proposed will allow the applicant to subdivide the property with a minimum three acre lot size while at the same time preserving the property's natural beauty and open character.

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.*

The proposed rezoning would allow for the expansion of residential uses within the area. The intensity of use that could occur on this property would not appear to adversely affect any part of the City.

STAFF REPORT

May 23, 2002

No. 02RZ029 - Rezoning from General Agriculture District to Park Forest ITEM 46

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.*

As previously indicated, the applicant has also submitted a Comprehensive Plan Amendment to change the South Robbinsdale Neighborhood Area Future Land Use Plan from a Planned Residential Development with one dwelling unit per acre to Low Density Residential. The Future Land Use Committee reviewed the plan amendment and the proposed future use of the property with the applicant. The Committee concurred that the proposed use of the property may be compatible with proposed and existing residential developments within the area.

As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the May 23, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.