

STAFF REPORT

August 22, 2002

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**No. 02RZ043 - Rezoning from General Agriculture District to Low Density Residential II ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Double E LLC
REQUEST	No. 02RZ043 - Rezoning from General Agriculture District to Low Density Residential II
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 of the SW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80.0 acres
LOCATION	East of the intersection of South Valley Drive and Willowbend Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential II w/Planned Residential Development
South:	County
East:	Low Density Residential II w/Planned Residential Development
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	07/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Low Density Residential II be approved in conjunction with the Initial and Final Planned Residential Development.

GENERAL COMMENTS:

The applicant is seeking to rezone the above legally described property from General Agriculture District to Low Density Residential II District. The applicant has also submitted a Preliminary Plat to subdivide the subject property into 31 residential lots and an application requesting approval of an Initial and Final Planned Residential Development to allow for a combination of single family and townhome development on the property. (See companion items #02PD039 and 02PL081.)

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On July 10, 2000, a Layout Plat was approved for a 160 acre parcel to be known as the "Plum Creek Development". The Layout Plat includes the subject property. The property is located east of the intersection of South Valley Drive and Willowbend Road and is currently void of any structural 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 1988 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 properties to the north and east are currently zoned Low Density Residential District with a Planned Residential Development and have been developed with single family and townhome structures. In addition, City sewer and water have been extended to the adjacent properties. The extension of municipal services to the area has changed conditions to support the extension of residential development to the subject property. In addition, it is anticipated that the Southeast Connector, a principal arterial roadway, will be constructed in or around 2004. The Southeast Connector will cross the western quarter of the Plum Creek Development, directly west of the subject property. When the Southeast Connector is completed, 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. In addition, the proposed Initial and Final Planned Residential Development will serve as a tool to address the traffic, lighting, noise and visual impact concerns specific to the subject property.

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

The purpose of the Low Density Residential II District as stated in the Zoning Ordinance is to provide for single family and two family dwellings at a slightly higher population density, but with basic restrictions similar to the Low Density Residential I District. The location of the property, adjacent to a future arterial roadway, will provide the proposed residential development with viable access to all major employment centers within the community. The additional review provided by an Initial and Final Planned Residential Development process will insure for unique and desirable residential home configurations that take into account the topographic concerns associated with the property.

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.*

Staff does not believe that rezoning this property will result in any adverse impacts provided the associated Initial and Final Planned Residential Development request is approved. The

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additional review provided by a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site. With the extension of City sewer and water to the area, the proposed rezoning request is consistent with urbanized development within the area.

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 the subject property as appropriate for residential use. As such, the proposed rezoning request is consistent with the development plans for the City and does not conflict with the major road plan or the community facilities plan.

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 August 22, 2002 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.

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