

STAFF REPORT

August 22, 2002

No. 02RZ036 - Rezoning from General Agriculture District to Low Density Residential District

ITEM 31

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02RZ036 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	Tract A of Parcel C of the MJK Subdivision located in the SE1/4 of the SW1/4 of Section 18, T1N, R8E, BHM, more particularly described by metes and bounds as follows: Point of Beginning: the SW1/16th corner to said Section 18 which is identical to the NW corner of said Tract A and monumented with a Rebar and Cap marked LS2652; thence South 89°15'05" East a distance of 1319.67 feet along the North line of said Tract A to the Northeast corner of Tract A, monumented with a Rebar and Cap marked LS2652; thence South 00°01'37" East a distance of 413.06 feet along the East line of said Tract A to the Southeast corner of Tract A, monumented with a Rebar and Cap marked LS4225; thence South 89°59'15" West a distance of 259.94 feet along the Southern most line of said Tract A to a corner of Tract A monumented with a Rebar and Cap marked LS4225; thence North 13°33'04" East a distance of 143.09 feet along a line of said Tract A to a corner of Tract A monumented with a Rebar and Cap marked LS4225; thence North 74°11'47" West a distance of 66.11 feet along a line of said Tract A to a corner of Tract A monumented with a Rebar and Cap marked LS4225; thence North 89°15'28" West a distance of 1030.30 feet along a line of said Tract A to the Southwest corner of Tract A monumented with a Rebar and Cap marked LS4225; thence North 00°06'20" East a distance of 259.90 feet returning to the Point of Beginning.
PARCEL ACREAGE	Approximately 8.75 acres
LOCATION	Along the future extension of Field View Drive west of the Dakota Ridge Subdivision
EXISTING ZONING	General Agriculture District

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SURROUNDING ZONING

North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District II
West:	Low Density Residential District

PUBLIC UTILITIES City water and sewer

DATE OF APPLICATION 07/12/2002

REPORT BY Lisa Seaman

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Low Density Residential District be approved.

GENERAL COMMENTS: **This item was continued from the August 8, 2002 Planning Commission meeting to allow the applicant to send notification letters to all the surrounding property owners. The applicant has completed the required notification. (Updates to the staff report are shown in bold.)** This rezoning request has been submitted to rezone an 8.7 acre tract from General Agricultural District to Low Density Residential Zoning District. This request is the companion item to an associated Preliminary and Final Plat request to subdivide the subject property into 27 single family dwelling lots. The property is located at the south terminus of Elm Avenue and west of the current terminus of Field View Drive. The proposed lots range in size from 0.21 acres to 0.38 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 in the City in general.

Staff believes that this rezoning request is reflective of changing conditions. The entire City, and the South Robbinsdale area in particular, have experienced significant growth in recent years. This growth has generated the need for additional residentially-zoned areas. The property directly to the north of the subject property has been subdivided and zoned Low Density Residential. Furthermore, the City limits extend well to the south of the subject property to Catron Boulevard.

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 for single-family residential development with low population densities." As mentioned previously,

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the applicant has submitted a Preliminary and Final Plat request for the development of 27 single family residential lots on the subject property. Staff believes that the proposed zoning is consistent with the intent and purposes of the Low Density Residential Zoning District.

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.

Staff is not aware of any adverse affects that will result from the proposed rezoning. The adjacent property to the west and north is already zoned Low Density Residential Zoning District while the property to the east is zoned Low Density Residential II Zoning District. Due to the predominance of existing residential land uses and zoning already in this area, Staff does not believe there will be any significant adverse impacts upon the neighborhood or City in general as a result of this rezoning.

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.

Staff believes the proposed rezoning request is consistent with these adopted plans. The South Robbinsdale Neighborhood Area Future Land Use Plan identifies this area as being appropriate for single family residential development. The Major Street Plan identifies Elm Drive as an arterial street requiring 100 feet of right of way. Currently, the applicant's proposed Preliminary and Final Plat shows the dedication of 76 feet of right of way for the extension of Elm Drive as it abuts the subject property. The dedication of 100 feet of right of way as a part of the associated Preliminary and Final Plat request will bring the subject property into compliance with the adopted Major Street Plan

A sign noting that a rezoning hearing is pending has been posted on the lot. Staff has not received any inquiries regarding this proposed rezoning.

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