

STAFF REPORT

August 22, 2002

No. 02RZ045 - Rezoning from General Commercial District to Medium Density Residential District **ITEM 27**

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich for 16 Plus, LLC
REQUEST	No. 02RZ045 - Rezoning from General Commercial District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of Pioneer Subdivision located in the E1/2 of the NE1/4, Section 34, T1N, R7E, BHM, Pennington County, South Dakota, more fully described by metes and bounds as commencing at the northwesterly corner of Lot H-1 of Tract 1 of Pioneer Subdivision, and the Point of Beginning, thence, first course: N00°12'56"E, along the westerly boundary of said Tract 1 of Pioneer Subdivision, a distance of 200.05 feet; thence, second course: S89°47'30"E, a distance of 299.99 feet; thence, third course: S00°12'56"W, a distance of 202.79 feet to the northerly edge of said Lot H-1 of Tract 1 of Pioneer Subdivision; thence, fourth course: N89°16'12"W, along the northerly edge of said Lot H-1 of Tract 1 of Pioneer Subdivision, a distance of 300.00 feet, to the northwesterly corner of Lot H-1 of Tract 1 of Pioneer Subdivision, and the Point of Beginning
PARCEL ACREAGE	Approximately 1.387 acres
LOCATION	Northwest of Moon Meadows Road and South Highway 16
EXISTING ZONING	General Commercial District w/Planned Development Designation
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District w/Planned Development Designation
East:	General Commercial District w/Planned Development Designation
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City Utilities

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DATE OF APPLICATION 07/25/2002

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Medium Density Residential District be approved.

GENERAL COMMENTS:

The applicant has submitted a Rezoning Request to change the zoning from General Commercial District to Medium Density Residential District on the above legally described property. In addition, the applicant has requested revocation for a portion of a previously approved Planned Development Designation that includes the subject property.

The property is located northwest of Moon Meadows Drive and U.S. Highway 16 and is currently void of any structural development. The Planning Commission has recently approved a Layout Plat to subdivide approximately 59.5 acres into four lots to be known as Lots 1 thru 4 of the Moon Ridge Subdivision. In addition, the Planning Commission approved a Preliminary and Final Plat for proposed Lot 1. The subject property is shown as a portion of proposed Lot 1 on the plat document. Currently, the northern half of proposed Lot 1 is zoned Medium Density Residential District and southern half of the lot is zoned General Commercial District with a Planned Development Designation. The applicant has submitted the Rezoning request and the associated revocation of a portion of a Planned Development Designation in order to create one zoning designation on the proposed lot.

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.*

As a part of the associated Preliminary and Final Plat approval, City sewer and water will be extended to serve the subject property. The extension of municipal services to the area supports the extension of residential development. In addition, Moon Meadows Drive, located along the south lot line of the subject property, is identified as a principal arterial street on the Major Street Plan. With the extension of municipal services to the area, 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 Medium Density Residential District as stated in the Zoning Ordinance is to provide for single family and multi-family residential development. The location of the

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property, adjacent to an arterial roadway, provides the proposed residential development with viable access to all major employment centers within the community. The proposed rezoning request is consistent with the intent and purpose of the Municipal Code.

- 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 significant adverse impacts. With the extension of City sewer and water to the area, the proposed rezoning request is consistent with urbanized development within the area. In addition, rezoning the property to Medium Density Residential District will reduce the intensity of allowable uses that are otherwise permitted in the General Commercial 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 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.