

STAFF REPORT

November 21, 2002

**No. 02RZ066 - Rezoning from Low Density Residential II District to
Medium Density Residential District**

ITEM 59

GENERAL INFORMATION:

PETITIONER	Wyss Associates Inc. for West Hills Village
REQUEST	No. 02RZ066 - Rezoning from Low Density Residential II District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	Tract B of Minnesota Ridge Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.3 acres
LOCATION	Southwest of the intersection of 5th Street and Ana Maria Drive along Alta Vista Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Office Commercial w/PCD
South:	Low Density Residential District
East:	Low Density Residential District/Office Commercial District w/PCD
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/25/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential II District to Medium Density Residential District be approved in conjunction with the Comprehensive Plan Amendment and the Initial Residential Development Plan.

GENERAL COMMENTS:

The applicant has submitted a rezoning request to change the zoning from Low Density Residential District II to Medium Density Residential District on the above legally described property. The applicant has also submitted a Comprehensive Plan Amendment request to change the future land use designation from Low Density Residential to Medium Density Residential with a Planned Residential Development on the above legally described

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property. In addition, the applicant has submitted an Initial Planned Residential Development Plan to allow 23 or 24 duplex and/or triplex cottages to be located on the property. (See companion items #02CA057 and 02PD064.)

On September 26, 2002, the Planning Commission approved an Initial Planned Development Designation for the subject property to allow 23 or 24 duplex and/or triplex cottages. However, a stipulation of approval limited the number of triplex cottages to a maximum of 30% of the total permitted number of dwelling units, or eight of the cottages, as per the Low Density Residential II District regulations. As such, the applicant has submitted a Rezoning request as identified above and an Initial Residential Development Plan to allow the 23 or 24 duplex and/or triplex cottages as allowed in the Medium Density Residential District.

The property is located approximately 200 feet south of the Annamaria Drive/Alta Vista Drive intersection on the east side of Alta Vista Drive 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.*

Areas along Fifth Street have experienced additional growth and development over the past few years. In addition, with the future extension of Fifth Street south to 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. In addition, the proposed Initial Residential Development Plan will serve as a tool to address the issues, traffic concerns and topographic and drainage concerns specific to the subject property.

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 property, in close proximity to a north-south arterial street, provides the proposed residential development with viable access to all major employment centers within the community. The additional review provided by the Initial Residential Development Plan process will insure 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.*

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Typically Medium Residential Zoning Districts are located adjacent to collector and/or arterial roadways. Alta Vista Drive, located directly west of the subject property, will serve as access to the site. Alta Vista Drive is classified as a subcollector street per the Street Design Criteria Manual. However, staff does not believe that rezoning this property will result in any adverse impacts in conjunction with the associated Initial Planned Residential Development. The applicant should be aware that any other develop and/or redevelop of the property other than the townhome development currently being proposed will not be supported. As noted in the review of the associated Planned Residential Development, the townhomes will be limited to 23 or 24 duplex and/or triplex cottages. In addition, the townhomes must be residential in design with sufficient landscaping to provide a buffer between the property and adjacent property(s). The Initial Planned Residential Development also limits any proposed signage and requires that the lighting be designed so as not to reflect on the adjacent residential development(s).

- 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 Low Density Residential to Medium Density Residential with a Planned Residential Development on the subject property. The primary reason for the recommended Planned Development Designation is to mitigate any negative impact the proposed duplex and/or triplex development may have on the single family residential developments located west and northwest of the subject property. The Planned Development Designation will officially identify this property as a future Planned Residential Development.

As of this writing, the sign has been posted on the property; however, the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the November 21, 2002 Planning Commission meeting if this requirement have not been met.