

STAFF REPORT

April 10, 2003

No. 03RZ013 - Rezoning from General Agriculture District to Low Density Residential II **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Centerline for Lazy P-6 Land Company, Inc.
REQUEST	No. 03RZ013 - Rezoning from General Agriculture District to Low Density Residential II
EXISTING LEGAL DESCRIPTION	The north 662.71 feet of Government Lot 1 of the NW1/4 of the NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 19.88 acres
LOCATION	In the northeast quadrant of the future intersection of 5th Street and Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/13/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a rezoning request to change the zoning from General Agriculture District to Low Density Residential District II on the above legally described property.

The property is located in the northeast quadrant of the future intersection of Fifth Street and Catron Boulevard and is currently void of any structural development.

STAFF REPORT

April 10, 2003

No. 03RZ013 - Rezoning from General Agriculture District to Low Density Residential II **ITEM 24**

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 is currently zoned General Agriculture District. The General Agriculture District has served as a holding zone until such time as the property is developed. The future extension of Parkview Drive and Fifth Street as well as the subsequent future extension of municipal services to the area will change conditions within the area to support the extension of residential development. In addition, Catron Boulevard, a significant east-west arterial connection, is located south of the subject property. 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.*

According to the Zoning Ordinance, the Low Density Residential District II is intended "to provide a slightly higher population density, but with basic restrictions similar to Low Density Residential District I. The principal use of land is for single family and two family residential dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area". Low Density Residential II development at this location will provide a buffer between the proposed medium density residential development located south of the subject property and the proposed single residential development located north of 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. The future extension of Parkview Drive and Fifth Street as well as the subsequent extension of municipal services to the area support the proposed single family and two family development.

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 Future Land Use Plan for the South Robbinsdale Neighborhood Area identifies this property as being appropriate for Low Density Residential II land uses. Rezoning the property to Low Density Residential District II is consistent with the adopted Comprehensive Plan.

As of this writing, the receipts from the certified mailing have not been returned nor has the

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sign been posted on the property. Staff will notify the Planning Commission at the April 24, 2003 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.