

STAFF REPORT

January 8, 2004

No. 03RZ051 - Rezoning from Low Density Residential District to Low Density Residential II District **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Joe Muth for Doeck, LLC
REQUEST	No. 03RZ051 - Rezoning from Low Density Residential District to Low Density Residential II District
EXISTING LEGAL DESCRIPTION	Lot 1 of Block 1 and Lot 1 of Block 2, Auburn Hills Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .64 acres
LOCATION	730 and 810 Auburn Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	11/25/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to Low Density Residential II District be approved.

GENERAL COMMENTS: The subject property is located at the intersection of Auburn Drive and Chalkstone Drive, west of Haines Avenue and north and west of Mall Ridge. The property was annexed into the City limits in July 2003 and is currently zoned Low Density Residential District. The property owner plans to build town homes on the property and has submitted a request to rezone the property from Low Density Residential District to Low Density Residential II District.

STAFF REVIEW: Staff has reviewed this proposed rezoning 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:

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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.*

The property was annexed in July 2003 and zoned Low Density Residential District. The property is void of construction but is located in a developing residential area. Single family homes are being constructed north of the subject property. Property located south of the subject property is zoned for multi family residential units. The property owner plans to build town homes on the subject property as a transition from single family structures to multifamily structures.

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

Low Density Residential II zoning is intended to allow a slightly higher population density, but still meet all the requirements of the Low Density Residential Zoning District. Property located north and west of the subject property are zoned Low Density Residential. Properties located south and east are zoned Medium Density Residential. Low Density Residential II zoning would be an appropriate transition from Low Density Residential to Medium Density Residential and would appear to be consistent with the intent and purpose of this ordinance.

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.*

The subject property is located adjacent to Low and Medium Density Residential Districts. Access to the property will be made from Chalkstone Drive with direct access to Haines Avenue through Auburn Drive. The increase in density would be two additional dwelling units which will indicate that traffic will increase by 20 additional daily trips. Haines Avenue, a principal arterial on the Major Street Plan, will accommodate the slight increase in density from the additional units. The proposed amendment should not have a significant affect on any of the surrounding land uses or on public infrastructure.

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.*

The Rapid City Comprehensive Plan for this area identifies the subject property and adjacent properties as appropriate for residential land use(s). Rezoning the subject property from Low Density Residential District to Low Density Residential II District appears to be consistent with the adopted Comprehensive Plan.

Staff is recommending that the rezoning be approved. As of this writing, the sign has not been posted on the property, and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 8, 2004 Planning Commission meeting if these requirement have not been met. Staff has received no

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inquiries or objections regarding this request.