

STAFF REPORT
July 22, 2004

No. 04RZ035 - Rezoning from Low Density Residential District to Low Density Residential II District **ITEM 27**

GENERAL INFORMATION:

PETITIONER	Joe Muth for Doeck LLC
REQUEST	No. 04RZ035 - Rezoning from Low Density Residential District to Low Density Residential II District
EXISTING LEGAL DESCRIPTION	Lot 41 of Block 2 and Lot 1 of Block 3, Auburn Hills Subdivision, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approxiamtely.650 acres
LOCATION	Along Coal Bank Drive at Auburn Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District w/PDD
East:	Low Density Residential II District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/18/2004
REVIEWED BY	Karen Bulman / David L. Johnson

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

GENERAL COMMENTS: This property contains approximately .65 acres and is located along Coal Bank Drive at Auburn Drive. The property is currently void of construction. The property located north and west of the subject property is zoned Low Density Residential District. The property located east of the subject property is zoned Low Density Residential II District. The property located south of the subject property is zoned Medium Density Residential District with a Planned Development Designation.

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:

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.*

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The subject 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 multi-family structures. Similar property, adjacent to the east at the intersection of Chalkstone Drive and Auburn Drive, was rezoned from Low Density Residential District to Low Density Residential II District on January 19, 2004. The proposal to rezone the subject property to a Low Density Residential II Zoning District is reflective of a continuation of the residential development in the area.

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

Low Density Residential II Zoning District is intended to allow a slightly higher population density, but still meet all the requirements of the Low Density Residential Zoning District. Properties located north and west of the subject property are zoned Low Density Residential. Property located south of the subject property is zoned Medium Density Residential District with a Planned Development Designation. Property located east of the subject property is zoned Low Density Residential II District. Sewer and water are located within the area and are available to the subject property. 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 Zoning Districts. Access to the property will be made from Coal Bank Drive with direct access to Haines Avenue through Auburn Drive. A non access easement along Auburn Drive and 85 feet from the intersection along Coal Bank Drive needs to be identified. 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 traffic resulting from the additional dwelling units. The proposed amendment should not have a significant affect on any of the surrounding land uses or on public infrastructure. The capacity of the Mall Ridge lift station will not be significantly affected by the addition of the additional two dwelling units on the property. However, in the future, increased densities may cause concern for the capacity of the Mall Ridge lift station. Further evaluation to determine adequate capacity for the additional wastewater flow from residential development may be needed as additional development is considered in this area.

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 as appropriate for residential land use(s). Rezoning the subject property from Low Density

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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 required rezoning 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 July 22, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.