

STAFF REPORT  
January 6, 2005

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**No. 04RZ060 - Rezoning from General Agriculture to Low Density Residential**      **ITEM 37**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoneridge, LLC
REQUEST	<b>No. 04RZ060 - Rezoning from General Agriculture to Low Density Residential</b>
EXISTING LEGAL DESCRIPTION	NW1/4 NE1/4 Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.71 Acres
LOCATION	North of Catron Boulevard and east of Enchantment Rd.
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District with a Planned Development
South:	County Highway Services (County)
East:	General Agriculture District
West:	Low Density Residential District with a Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the request to rezone approximately 2.71 acres from General Agriculture to Low Density Residential be approved in conjunction with the associated Planned Residential Development – Initial Development Plan.

GENERAL COMMENTS: The subject property is located north of Catron Boulevard and east of Enchantment Road. The subject property is currently zoned General Agriculture District. The property is located adjacent to Low Density Residential properties to the west. The applicant has also requested that the properties to the north be rezoned from General Agriculture District to Low Density Residential (04RZ061). The properties to the south and east are currently zoned Medium Density Residential. The applicant is requesting the property be rezoned from General Agriculture District to Low Density Residential. The Comprehensive Plan and the Future Land Use Map identify the subject property as appropriate for residential development with a Planned Residential Development with 6.7 dwelling units per acre of land. The applicant has also submitted a request to place a

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Planned Residential Development – Initial Development Plan (04PD076) on the property.

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.*

The subject property was annexed into the City of Rapid City in 1993. The subject property is currently void of any structural development. The property is located in an area with numerous residentially zoned properties. The increase in residential development in the area and the location of the subject property in relation to other residentially zoned properties support the requested rezoning of this property.

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

Low Density Residential Zoning Districts are intended to provide for single-family residential development with low population densities. This area of the city, north of Catron Boulevard and west of Fifth Street is an increasing area of residential development. The adjacent properties located to the west of Enchantment Road are currently zoned Low Density Residential. The properties located to the east of the subject property are currently zoned Medium Density Residential. Due to the existing zoning of the adjacent properties and the properties in close relation to the subject property, rezoning the subject property would appear to be consistent with the intent and purposes 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 a Low Density Residential Zoning District on the west and to a Medium Density Residential Zoning District to the south and east. Staff also noted that the additional review provided by the Planned Residential Development will insure that any possible adverse impacts of the future development on the site will be adequately mitigated with respect to the residential properties located adjacent to the subject property.

*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 Comprehensive Plan identifies the subject property as appropriate for a Residential Zoning District with a Planned Residential Development with 6.7 dwelling units per acre of land. As such the Rezoning request appears to be consistent with the adopted Comprehensive Plan.