

STAFF REPORT
January 6, 2005

No. 04RZ061 - Rezoning from General Agriculture District to Low Density Residential District **ITEM 38**

GENERAL INFORMATION:

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| PETITIONER | Dream Design International, Inc. for Stoneridge, LLC |
| REQUEST | No. 04RZ061 - Rezoning from General Agriculture District to Low Density Residential District |
| EXISTING LEGAL DESCRIPTION | W1/2 NE1/4 and E1/2 NW1/4 Section 24, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 5.49 acres |
| LOCATION | Along Enchantment Road between Enchanted Pines Dr. and Catron Boulevard |
| EXISTING ZONING | General Agriculture District |
| SURROUNDING ZONING | |
| North: | General Agriculture District |
| South: | General Agriculture District |
| East: | General Agriculture District |
| West: | Low Density Residential District/General Agriculture District |
| 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 5.49 acres from General Agriculture District to Low Density Residential District be approved in conjunction with the associated Planned Residential Development – Initial Development Plan.

GENERAL COMMENTS: The subject property is located along Enchantment Road between Enchanted Pines Drive and Catron Boulevard. The subject property is currently zoned General Agriculture District. The property is located adjacent to properties zoned General Agriculture District to the west. The applicant has also requested that the properties to the south be rezoned from General Agriculture District to Low Density Residential District (04RZ060). The properties to the east are currently zoned Medium Density Residential District. The applicant is requesting that the property be rezoned from General Agriculture District to Low Density Residential District. The Comprehensive Plan Future Land Use Plan identifies the subject property as appropriate for residential development with a Planned Residential Development with a maximum of 6.7 dwelling units per acre of land. The

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applicant has also submitted a request to place a Planned Residential Development – Initial Development Plan (04PD075) 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 of residential development in the area and the location of the subject property in relation to other residentially zoned properties justify the 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 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.

Staff is unaware of any significant adverse affects the proposed rezoning will have on any other part of the city. 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.

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 a maximum of 6.7 dwelling units per acre of land. The proposed density is 5.38 dwelling units per acre which is less than the 6.7 allowed by the Comprehensive Plan. As such the Rezoning request appears to be consistent with the adopted Comprehensive Plan.