

STAFF REPORT
February 10, 2005

No. 04RZ064 - Rezoning from Low Density Residential District to Low Density Residential-II District **ITEM 19**

GENERAL INFORMATION:

PETITIONER	Dan McFarland for Jeff and Patty Griffith
REQUEST	No. 04RZ064 - Rezoning from Low Density Residential District to Low Density Residential-II District
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Block 85, Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	Northeast corner of the intersection of MacArthur Street and Wood Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District - Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Low Density Residential-II District be continued to the **March 24, 2005** Planning Commission meeting.

GENERAL COMMENTS: **(This Staff Report was revised on February 1, 2005. All revised and/or added text is shown in bold text.) This item was continued at the January 27, 2005 Planning Commission meeting to allow time for the Future Land Use Committee to comprehensively evaluate the feasibility of increased density throughout the area. On January 21, 2005 the Future Land Use Committee directed staff to arrange a neighborhood meeting with the land owners within the area to determine if increased density in the area is acceptable. Staff has organized a neighborhood meeting, with the area land owners, to be held on March 3, 2005 to discuss the future development and the proposed future increase in density in the area.**

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The subject property is located at the northeast corner of Mac Arthur Street and Wood Avenue. The subject property is currently zoned Low Density Residential. The property is located adjacent to Low Density Residential properties to the north, south, east and west. There are some Medium Density Residential properties located diagonally across the intersection of Mac Arthur Street and Wood Avenue from the subject property. The applicant is requesting the property be rezoned from Low Density Residential to Low Density Residential II. The Comprehensive Plan and the North Rapid Neighborhood Area Future Land Use Plan identify the subject property as appropriate for Low Density Residential development. The applicant has also submitted a request to amend the North Rapid Neighborhood Area Future Land Use Plan from Low Density Residential to Low Density Residential II (04CA069). Staff recommends that the Rezoning request be continued to the February 10, 2005 Planning Commission meeting to allow time for the Future Land Use Committee to comprehensively evaluate the feasibility of increased density throughout the area.

Staff is recommending that the Rezoning request be continued to the March 24, 2005 Planning Commission meeting to allow time for a neighborhood meeting with the land owners in the area to discuss the future development and the proposed future increase in density in the area.