

STAFF REPORT
March 10, 2005

No. 05RZ003 - Rezoning from General Agriculture District to Park Forest District **ITEM 32**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying and Consulting Engineers for Donald Potts
REQUEST	No. 05RZ003 - Rezoning from General Agriculture District to Park Forest District
EXISTING LEGAL DESCRIPTION	SW1/4 SW1/4 SE1/4 and SE1/4 SW1/4 SE1/4 less Lot H-1, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.48 acres
LOCATION	Northwest of the intersection of Haugo Drive and Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Patsy Horton / Curt Huus

RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture Zoning District to Park Forest Zoning District be **approved**.

GENERAL COMMENTS: **(Updated March 2, 2005. All revised and/or added text is shown in bold print.)** The Future Land Use Committee considered the applicant's request at its February 25, 2005 meeting and concurred with the applicant's request in reducing the potential density on the subject property (see companion item 05CA013). As such, the proposed rezoning request would be consistent with the Comprehensive Plan.

The applicant has submitted a Rezoning request to change the zoning designation from General Agriculture to Park Forest to allow the eventual development of four residential lots. Currently there is a single family residence on the proposed Lot 1 of Potts Subdivision (04PL191). The applicant has submitted a request to amend the Southwest Connector

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Neighborhood Area Future Land Use Plan on the subject property and will be considered at the March 10, 2005 Planning Commission.

The subject property is located approximately .5 miles northwest on Catron Boulevard from the intersection of Highway 16 and Catron Boulevard. The property lies on the west side of Catron Boulevard.

STAFF REVIEW: The Southwest Connector Neighborhood Area Future Land Use Plan indicates that this property is appropriate for Low Density Residential land uses. At the present time, a Comprehensive Plan Amendment to change the land use from Low Density Residential to Park Forest has been submitted (see companion item 05CA013). If the Amendment is approved, the land use for the subject property would then be appropriate for Park Forest land uses and the rezoning of this property would be consistent with the adopted land use plan. The Future Land Use Committee met on February 25, 2005 and concurred in the proposed change to the Future Land Use Plan for the subject property.

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 property owners have indicated that they wish to develop the property into four lots. The proposed change will allow continued development of the area and constitutes a further change in conditions of the area requiring rezoning of the property. Rapid City is continuing to be developed in a southerly direction with the development of Stoney Creek Subdivision. The proposal to rezone the subject property to a Park Forest Zoning District is reflective of a continuation of development in the area.

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

The Park Forest Zoning District is intended to be used for single-family residential development with low population densities. The subject property is located adjacent to General Agriculture Districts in Rapid City and maintaining a larger residential lot size is appropriate.

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 General Agriculture in Rapid City. The applicant has indicated that private water and sewer services will be maintained.

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Development issues including drainage, traffic, landscape buffers, wild land fire mitigation, and any other issues, have been addressed with approval of Preliminary Plat (04PL919). It is important for cities to classify areas of the city as appropriate for residential use. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from General Agriculture District to Park Forest District.

- 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 Southwest Connector Neighborhood Area Future Land Use Plan currently identifies this area as appropriate for Low Density Residential land use with a Planned Residential Development. The applicant is requesting a reduction in the currently allowed residential densities. As such, the larger lot sizes and reduced density will not conflict with any of Rapid City's Development Plan elements.

As of this writing, the required rezoning sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received several inquiries and objections regarding the proposed rezoning.