

STAFF REPORT
March 24, 2005

No. 05RZ019 - Rezoning from Low Density Residential District to Low Density Residential - II District **ITEM 45**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Doeck, LLC
REQUEST	No. 05RZ019 - Rezoning from Low Density Residential District to Low Density Residential - II District
EXISTING LEGAL DESCRIPTION	A portion of the NW1/4 of the SW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the southwest corner of Lot 1 of Block 3 of Auburn Hills Subdivision, common to a point on the northerly edge of the right-of-way of Auburn Drive, and the Point of Beginning; Thence, first course: westerly, along the northerly edge of the right-of-way of said Auburn Drive, curving to the left on a curve with a radius of 326.00 feet, a delta angle of 7°19'33", an arc length of 41.68 feet, a chord bearing of N86°06'36"W, and a chord distance of 41.65 feet, to a point of tangency; Thence, second course: N89°46'22"W, along the northerly edge of right-of-way of said Auburn Drive, a distance of 231.17 feet; Thence, third course: N00°13'38"E, a distance of 108.83 feet; Thence, fourth course: S89°46'22"E, a distance of 272.69 feet, to the northwest corner of said Lot 1 of Block 3 of Auburn Hills; Thence, fifth course: S00°11'53"W, along the westerly boundary of said Lot 1 of Block 3, a distance of 111.49 feet, to the southwest corner of said Lot 1 of Block 3, common to a point of the northerly edge of the right-of-way of Auburn Drive, and the Point of Beginning; Said Parcel contains 29,716 square feet or 0.682 acres more or less
PARCEL ACREAGE	Approximately .682 Acres
LOCATION	At the intersection of Charmwood Drive and Auburn Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Low Density Residential - II District
West:	Low Density Residential District

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PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Todd Tucker / 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 .682 acres and is located on the north side of Auburn Drive along the east and west side of Charmwood Drive. The property is currently void of any structural development. 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 Residential Development.

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 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 Coal Bank Drive and Auburn Drive, was rezoned from Low Density Residential District to Low Density Residential II District in July 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 Residential Development. 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 provide a transition from the Low Density Residential development to the Medium Density Residential development and would appear to be consistent with the intent and

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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. The increase in density would allow two additional dwelling units resulting in 20 additional daily vehicular 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 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 two additional 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 Residential District to Low Density Residential II District appears to be consistent with the adopted Comprehensive Plan.

Staff is recommending that the Rezoning request 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 March 24, 2005 Planning Commission meeting if these requirements have not been met.