

STAFF REPORT
April 7, 2005

No. 05RZ030 - Rezoning from General Agriculture District to Low Density Residential District **ITEM 37**

GENERAL INFORMATION:

PETITIONER	Dream Design International for Jul-Mar Development
REQUEST	No. 05RZ030 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	The unplatted balance of the W1/2 of the S1/2 of Government Lot 4, located in the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1-3, Block 3, Stone Ridge Subdivision, located in the SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .83 Acres
LOCATION	Southeast of the intersection of Parkview Drive and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential - II District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/11/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Low Density Residential District be approved.

GENERAL COMMENTS:

The applicant has submitted a rezoning request to change the zoning from General Agriculture District to Low Density Residential District on the above legally described property. The applicant has also submitted a Preliminary Plat to subdivide the subject property into three lots. (See companion item #05PL047.)

The property is located in the south of the intersection of Enchanted Pines Drive and

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Gemstone Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of the zoning map amendments. A summary of Staff findings is outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and district affected, or the City in general.*

The property is currently zoned General Agriculture District. The General Agriculture District has served as a holding zone until such time as the property is developed. The recent extension of Parkview Drive and Enchanted Pines Drive as well as the subsequent extension of municipal services to the area has changed conditions within the area to support the extension of residential development. In addition, Catron Boulevard, a significant east-west arterial connection, is located south of the subject property. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future.

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

According to the Zoning Ordinance, the Low Density Residential District is intended "to provide for single family residential development with low population densities. Additional permitted uses, by review of the City Council, include related noncommercial, recreational, religious and educational facilities normally required to provide the basis elements of a balanced and attractive residential area". The South Robbinsdale Neighborhood Area Future Land Use Plan identifies the properties to the north and east as appropriate for Low Density Residential use; properties to the south as appropriate for Low Density Residential II use; and, properties to the west as appropriate for Medium Density Residential use. Low Density Residential development at this location is 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 amendment.*

Staff does not believe that rezoning this property will result in any significant adverse impacts. The future extension of Parkview Drive and Enchanted Pines Drive as well as the subsequent extension of municipal services to the area support the proposed single family and two family development.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The Future Land Use Plan for the South Robbinsdale Neighborhood Area identifies this property as being appropriate for Low Density Residential uses. Rezoning the property to Low Density Residential District is consistent with the adopted Comprehensive Plan.

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Legal Notification: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the April 7, 2005 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.