

STAFF REPORT
May 5, 2005

No. 05RZ034 - Rezoning from General Commercial District to Low Density Residential - II District **ITEM 37**

GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	No. 05RZ034 - Rezoning from General Commercial District to Low Density Residential - II District
EXISTING LEGAL DESCRIPTION	Lots 1A and 1B, Block 5, Stoney Creek Subdivision Phase 1, W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.72 acres
LOCATION	5225 Bendt Drive
EXISTING ZONING	General Commercial District (Planned Commercial District)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential District)
South:	Low Density Residential District (Planned Residential District)
East:	Low Density Residential District (Planned Residential District)
West:	General Commercial District (Planned Commercial District)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/8/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Low Density Residential - II District be continued to the May 26, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation from General Commercial District to Low Density Residential District II on the above legally described property. In addition, the applicant has submitted a Comprehensive Plan Amendment to change the future land use designation of the subject property from General Commercial with a Planned Commercial Development to Low Density Residential District II

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with a Planned Residential District. The applicant has also submitted a Layout Plat to subdivide the subject property into 36 townhome lots. (See companion items 05CA022 and 05PL064.)

The property is located in the northwest corner of the Bendt Drive/Catron Boulevard intersection and is currently void of any structural development.

STAFF REVIEW:

The applicant's site plan identifies that the proposed townhome development will consist of two-two unit townhomes, seven-three unit townhomes and two-four unit townhomes. However, the Low Density Residential II District does not allow more than 30 percent of the townhomes as multi-family units with more than two connected units or in this instance, ten units. In addition, it appears that the minimum 4,000 square foot lot size can not be provided for each individual lot as required by the Rapid City Municipal Code. As such, the applicant is requesting that all three items be continued to the May 26, 2005 Planning Commission meeting to allow the applicant to revise the Layout Plat and/or revise the Rezoning and Comprehensive Plan Amendment requests to allow the multi-family townhome development.

Staff is recommending that the Rezoning request be continued to the May 26, 2005 Planning Commission meeting as requested by the applicant.