

STAFF REPORT  
November 23, 2005

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**No. 05RZ057 - Rezoning from Low Density Residential to Low Density Residential II**      **ITEM 30**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05RZ057 - Rezoning from Low Density Residential to Low Density Residential II</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 SW1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 60.53 acres
LOCATION	East of the intersection of South Valley Drive and Willowbend Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential II District (Planned Residential Development) - Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential II District (Planned Residential Development)
West:	General Agriculture District - Low Density Residential II District - Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/19/2005
REVIEWED BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential to Low Density Residential II be approved.

This request is proposing to rezone the above legally described property from Low Density Residential District to Low Density Residential II District to correct an error in a previous request. The property is also a part of a Planned Development Designation.

On September 3, 2002, the City Council approved a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density

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Residential District II. However, the Ordinance publishing the Rezoning of the property incorrectly identified the property being rezoned to Low Density Residential District. As such, staff has submitted this Rezoning request to correct the error.

The property is located at the western terminus of Willowbend Road 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.*

As noted above, the Ordinance publishing the Rezoning of the property incorrectly identified the property being rezoned to Low Density Residential District instead of Low Density Residential District II. As such, staff has submitted this Rezoning request to correct the error.

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

The purpose of the Low Density Residential II District as stated in the Zoning Ordinance is to provide for single family and two family dwellings at a slightly higher population density, but with basic restrictions similar to the Low Density Residential I District. The location of the property, adjacent to an arterial roadway, will provide the proposed residential development with viable access to all major employment centers within the community. The additional review provided by an Initial and Final Planned Residential Development process will insure for unique and desirable residential home configurations that take into account the topographic concerns associated with the property.

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 adverse impacts provided the associated Initial and Final Planned Residential Development request is approved. The additional review provided by a Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site. With the extension of City sewer and water to the area, the proposed rezoning request is consistent with urbanized development within the area.

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 Rapid City Area 2000 Comprehensive Land Use Plan identifies the subject property as appropriate for residential use. As such, the proposed rezoning request is consistent with

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the development plans for the City and does not conflict with the major road plan or the community facilities plan.