

STAFF REPORT
January 5, 2006

**No. 05RZ061 - Rezoning from Low Density Residential District to
Medium Density Residential District**

ITEM 30

GENERAL INFORMATION:

PETITIONER	Larry Nelson
REQUEST	No. 05RZ061 - Rezoning from Low Density Residential District to Medium Density Residential District
EXISTING LEGAL DESCRIPTION	All of Block 55, except the S81/2 feet of Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .53 acres
LOCATION	222 Doolittle Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/29/2005
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be denied without prejudice.

GENERAL COMMENTS: This developed property contains approximately .53 acres and is located at 222 Doolittle Street north of Anamosa Street and east of Haines Avenue. Land located north, east, south and west of the subject property is zoned Low Density Residential District. An application for a Comprehensive Plan Amendment (05CA044) has been submitted in conjunction with the rezoning of the property.

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.*

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This property is zoned Low Density Residential District and is the location of a single family structure. The surrounding properties are zoned Low Density Residential. The property owner wishes to plan the future re-development of the subject property as multifamily housing. As such, the applicant has submitted this request to rezone the subject property from Low Density Residential District to Medium Density Residential District. There are no substantial changes occurring in the area.

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

The Medium Density Residential Zoning District is intended to provide for medium to high population density. The area surrounding the subject property is currently developed as single family structures and is zoned Low Density Residential. The rezoning of the subject property from Low Density Residential to Medium Density Residential District would be spot zoning and would not be consistent with the intent 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 property is adjacent to Doolittle Street and east of Haines Avenue, a principal arterial street. Water and sewer are located on the property. Although the multifamily structure will create additional traffic, staff has not identified any significant adverse effects on any of the surrounding land uses or any other part of the City.

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 North Rapid Neighborhood Future Land Use Plan identifies this area as appropriate for Low Density Residential land uses. Adjacent properties are identified as appropriate for Low Density Residential land uses. An application for a Comprehensive Plan Amendment to change the land use from Low Density Residential land use to Medium Density Residential Land use (05CA044) has been submitted with this application for rezoning. The designation of Medium Density Residential zoning at this location would not be appropriate as the property is located adjacent to Low Density Residential zoning on all sides and would be considered spot zoning.

As of this writing, the required rezoning sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if this requirement has not been met. Staff has received two objections regarding the proposed rezoning at the time of this writing.