

STAFF REPORT
January 5, 2006

No. 05RZ062 - Rezoning from General Agriculture District to Low Density Residential District **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	No. 05RZ062 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	Lots 1-18 of Block 1; Lots 1-21 of Block 2; Lots 1-16 of Block 3; Lots 1-7 of Block 4; the Dedicated Right-of-Way and a portion of the E1/2 of the NE1/4 all located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 16.58 acres
LOCATION	At the southwest corner of the intersection of Parkview Drive and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District
East:	Low Density Residential District - Medium Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/7/2005
REVIEWED BY	Karen Bulman

RECOMMENDATION:

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

GENERAL COMMENTS: This property contains approximately 16.58 acres and is located at the southwest corner of the intersection of Parkview Drive and Enchanted Pines Drive. Land located north of the subject property is zoned Public District. Land located south and west of the property is zoned General Agriculture District. Land located east of the subject property is zoned Low Density Residential and Medium Density Residential District.

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

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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.*

This property is zoned General Agriculture District as a holding zone. The property owner has obtained approval for a Final Plat (05PL148) to subdivide the subject property into 62 residential lots. A Planned Residential Development – Initial and Final Development Plan (05PD075) was approved on November 10, 2005 for the subject property. In conjunction with the approval of the Final Plat and the Final Planned Residential Development, the property needs to be rezoned from General Agriculture District to Low Density Residential District to construct individual homes on each lot. As such, the applicant has submitted this request to rezone the subject property from General Agriculture District to Low Density Residential District.

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

The Low Density Residential Zoning District is intended to be used for single family residential development with low population densities. Residential development is currently under construction along Parkview Drive and Enchanted Pines Drive. Parkview Drive is a proposed collector road on the Major Street Plan and will be sufficient to carry the additional traffic from the residential homes. City sewer and water will be extended into the subject property. The subject property is located adjacent to General Agriculture, Low Density Residential, and Medium Density Residential Zoning Districts. The proposed rezoning from General Agriculture District to Low Density Residential District is consistent with the intent of the ordinance and would allow residential uses for the subject property and continued residential development in the area.

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.*

Staff has not identified any significant adverse affects 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 adopted South Robbinsdale Neighborhood Future Land Use Plan identifies this area as appropriate for Planned Residential Development with a maximum density of 6.7 dwelling units per acre land uses and Office Commercial land uses. Low Density land uses are allowed within the Office Commercial land uses. Adjacent properties are identified as appropriate for land uses for Low Density Residential II and Public land uses. The designation of Low Density Residential zoning at this location would be appropriate as the property is located adjacent to Parkview Drive and Enchanted Pines Drive. City sewer and water will be extended to the subject property.

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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 no inquiries or objections regarding the proposed rezoning at the time of this writing.