

STAFF REPORT

June 8, 2006

No. 06RZ015 - Rezoning from General Agriculture District to Low Density Residential District

ITEM 22

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 06RZ015 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NW1/4 SE1/4, Section 22, T1N, R7E, located in the E1/2 NW1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.015 acres
LOCATION	Adjacent to Golden Eagle Drive and north of Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	General Agriculture District - Park Forest District (Planned Development Designation)
West:	General Agriculture District
PUBLIC UTILITIES	City Water and private on-site wastewater
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture District to Low Density Residential District be approved in conjunction with a Planned Development Designation.

GENERAL COMMENTS: This undeveloped property contains approximately 10.015 acres and is located adjacent to Golden Eagle Drive and north of Catron Boulevard. Land located north of the subject property is zoned Park Forest District. Land located south and west of the subject property is zoned General Agriculture District. Land located east of the property is zoned General Agriculture District and Park Forest District with a Planned Residential Development. Previously, a Layout Plat (05PL249), a Subdivision Variance (05SV089), a Comprehensive Plan Amendment to the Major Street Plan (05CA052), and an Amendment to the Comprehensive Plan to revise US Highway 16 Neighborhood Future Land Use Plan to change the land use from Planned Residential Development with a maximum density of

STAFF REPORT

June 8, 2006

No. 06RZ015 - Rezoning from General Agriculture District to Low Density Residential District

ITEM 22

one dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre (05CA053), were approved on February 6, 2006.

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.*

This undeveloped property is zoned General Agriculture District. The property owners have indicated they wish to develop the property at urban densities. The extension of municipal services to the area and the completion of Catron Boulevard have changed conditions in the area to support the proposed residential development. It is anticipated that this area will continue to grow and develop and constitutes a change in conditions requiring rezoning of the property from General Agriculture District to Low Density Residential Zoning 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. The subject property is located adjacent to Park Forest and General Agriculture Districts. In addition, several properties along Catron Boulevard are currently in the process of developing as residential areas. The amended US Highway 16 Future Land Use Plan indicates that this property is appropriate for a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. A Planned Residential Development – Initial and Final Plan will need to be submitted prior to development of this 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 an amendment.*

Catron Boulevard, a principal arterial street on the City's Major Street Plan, is located south of the subject property. Water services exist at the south lot line of the subject property and City sewer will be extended along Catron Boulevard as development occurs. On-site wastewater systems will be utilized on an interim basis until City sewer is extended. Staff has not identified any significant adverse effects on any of the surrounding land uses or any other part of the City. The Planned Residential Development – Initial and Final Plan will address any potential issues as future development occurs, such as traffic and drainage concerns for future or existing residential areas.

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 US Highway 16 Future Land Use Plan identifies this area as appropriate for Planned Residential Development with a maximum density of 2.5 dwelling units per acre

STAFF REPORT
June 8, 2006

No. 06RZ015 - Rezoning from General Agriculture District to Low Density Residential District **ITEM 22**

land use. An application for a Planned Development Designation shall be submitted prior to approval of the Rezoning of the subject property.

As of this writing, the required rezoning sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the June 8, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.