

STAFF REPORT  
July 6, 2006

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**No. 06RZ017 - Rezoning from Low Density Residential District to Medium Density Residential District**      **ITEM 26**

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 06RZ017 - Rezoning from Low Density Residential District to Medium Density Residential District</b>
EXISTING LEGAL DESCRIPTION	A parcel of land located in Section 24, T2N, R7E, more particularly described as follows: Commencing at the center of Section 24, travel a distance of 506.81 feet at a bearing of N89°48'44"W; Thence S00°10'09"W a distance of 399.73 feet to a point of beginning; Thence S00°10'09"W a distance of 929.35 feet; Thence N89°46'02"W a distance of 824.84 feet; Thence N00°28'58"E a distance of 1028.45 feet; Thence S89°49'51"E a distance of 588.91 feet; Thence S00°10'09"W a distance of 100.00 feet; Thence S89°49'51"E a distance of 230.30 feet to the true point of beginning
PARCEL ACREAGE	Approximately 18.89 acres
LOCATION	West of Haines Avenue and south of Kathryn Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District - Medium Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Medium Density Residential District (Planned Residential Development) - General Commercial District (Planned Commercial Development)
West:	Public District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	6/2/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential District to Medium Density Residential District be approved in conjunction with the associated Planned Development

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Designation.

**GENERAL COMMENTS: This item was continued at the June 22, 2006 Planning Commission meeting to allow the application to be legally advertised. All revised and/or added text is shown in bold print. The Rapid City Journal did not publish the second legal notice. The notice has now been published. No other changes have been made in this staff report. (Revised 6-23-06)**

This undeveloped property contains approximately 18.89 acres and is located west of Haines Avenue and south of Kathryn Avenue. Land located north of the subject property is zoned Low Density Residential District and Medium Density Residential District with a Planned Development Designation. Land located east of the property is zoned General Commercial District with a Planned Development Designation and Medium Density Residential District with a Planned Development Designation. Land located south of the subject property is zoned Low Density Residential District. Land located west of the subject property is zoned Public District. The applicant has submitted a Planned Development Designation in conjunction with this application (06PD036).

**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 Low Density Residential District. The property owners have indicated they wish to develop the property for multi-family residential structures. Significant residential development is occurring on property located north of the subject property. Water and sewer will be extended into the subject property as development occurs. Kathryn Avenue, located north of the subject property, has a direct connection to Haines Avenue, a major arterial street on the City's Major Street Plan. Champion Drive is proposed to extend south into the subject property.

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 densities. The principal uses of land may range from single-family to multi-family apartment uses. The subject property is located adjacent to Low Density Residential and Medium Density Residential Districts on the north and south and is adjacent to a General Commercial District on the east. The Long Range Comprehensive Land Use Plan indicates that this property is appropriate for residential land uses. Rezoning this property to Medium Density Residential as a buffer between the commercial development and the low density residential development appears to be appropriate. The Planned Development Designation on this property will require an Initial and Final Planned Residential Development to address any future impacts that may occur as the property develops.

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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.*

City water and sewer will be extended into the area upon development. The available water pressure has not been submitted to date. However, the water capacity will be addressed through the Initial and Final Planned Residential Development. Kathryn Avenue is located north of the subject property and Champion Drive is proposed to be extended south into the subject property. Haines Avenue, a principal arterial street on the City's Major Street Plan, is located east of the subject property and is sufficient to handle the traffic from the multi-family residential land uses. The Initial and Final Planned Residential Development will serve as a tool to address the issues specific to the subject property and will help mitigate any potential negative impacts the residential use may have on existing and future land uses within the area.

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 Long Range Comprehensive Land Use Plan identifies this area as appropriate for residential land use. The applicant has submitted a Planned Development Designation in conjunction with the rezoning application to address any significant issues the development may have adjacent to low density land uses or public land uses adjacent to the subject property. Haines Avenue, a major arterial street, is located east of the subject property and is sufficient to handle the traffic from the medium density residential land uses.

As of this writing, the required rezoning sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.