

STAFF REPORT
November 9, 2006

No. 06RZ059 - Rezoning from Park Forest District to Low Density Residential District

ITEM 60

GENERAL INFORMATION:

PETITIONER	John Diedrichs and Kirk Wermager
REQUEST	No. 06RZ059 - Rezoning from Park Forest District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	Lot 1R of Tract B; Lot 2R2 of Tract B; Woodford Dr., a private drive and utility easement; all located in Springbrook Acres, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.68 acres
LOCATION	At the northern terminus of Golden Eagle Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/13/2006
REVIEWED BY	Karen Bulman / Todd Peckosh

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

GENERAL COMMENTS: This undeveloped property contains approximately 14.68 acres and is located at the northern terminus of Golden Eagle Drive. The property located north, east and west of the subject property is zoned Park Forest District. The property located south of the subject property is zoned General Agriculture 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 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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The majority of the subject property is undeveloped. A residential structure is located on the subject property at the north end of the property. The property southeast of the subject property is currently under development. The extension of water, sewer, and streets within that project increases the development of the area. Additional development is anticipated south and east of the subject property. The extension of infrastructure is the substantially changed condition of the area.

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 surrounding zoning is predominately Park Forest. However, a Low Density Residential Zoning District is located on the southeast corner of the subject property. Access to the subject property will be taken from the road through this adjacent property as it develops. The property owner has indicated that the development will match the Comprehensive Plan. The Low Density Residential District in conjunction with a Planned Development Designation is 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 located at the terminus of Golden Eagle Drive. A residential structure is located on the subject property at the north end of the property. The balance of the property is undeveloped. The applicant is proposing to subdivide the property into fourteen lots. Currently, 25 additional lots are served by Golden Eagle Drive. The addition of 14 lots will create a total of 39 lots with a single point of access. Any development beyond that will require that a second access be developed. City water and sewer are located in Villaggio Lane adjacent to the subject property. The Arrowhead Drainage Basin serves this area. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from Park Forest District to Low Density Residential District, particularly with the provision of a planned development application to insure that adequate infrastructure is provided at the time development occurs.

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 U.S. Highway 16 Future Land Use Plan identifies this area as appropriate for Planned Residential Development with a maximum of one dwelling unit per acre land use. Golden Eagle Drive leading into the subject property is a proposed collector street on the City's Major Street Plan. When the property is developed, an Exception to the Street Design Criteria Manual must be submitted for a cul-de-sac exceeding 1200 feet in length or a secondary access will need to be provided. The rezoning of the subject property to Low Density Residential, with the additional safeguards associated with a Planned Development, is consistent with the Land Use Plan and not in conflict with the Development Plan for Rapid

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City.

As of this writing, the required 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 November 9, 2006 Planning Commission meeting if these requirements have not been met. The Representatives of Springbrook Acres Homeowners Association have been notified of the rezoning application. The Association representatives are concerned with any future development in the area and the need for a secondary access through their development. Staff has received no further inquiries or objections regarding the proposed request at the time of this writing.