

STAFF REPORT  
May 26, 2011

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**No. 11RZ007 - Rezoning from Park Forest District to Medium Density Residential District**      **ITEM 8**

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GENERAL INFORMATION:

APPLICANT	Flump & Lump, LLC
AGENT	Centerline, Inc.
PROPERTY OWNER	Flump & Lump, LLC
REQUEST	<b>No. 11RZ007 - Rezoning from Park Forest District to Medium Density Residential District</b>
EXISTING LEGAL DESCRIPTION	SW1/4 NE1/4 less right-of-way located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 39.29 acres
LOCATION	North of the intersection of Founders Park Drive and Philadelphia Street
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Office Commercial District (Planned Commercial Development)
East:	Medium Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/27/2011
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

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

GENERAL COMMENTS: This undeveloped property contains approximately 39.29 acres and is located north of the intersection of Founders Park Drive and Philadelphia Street. Land located north and west of the property is zoned Park Forest District. Land located east of the property is zoned Medium Density Residential District. Land located south of the property is zoned Office Commercial District with a Planned Commercial Development.

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The North Rapid Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Planned Residential land uses with one dwelling per acre.

STAFF REVIEW: Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of the zoning map amendments. A summary of Staff findings is outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and district affected, or the City in general.*

The property is currently zoned Park Forest District. No substantially changed conditions have been identified that make it necessary to rezone the subject property.

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

The purpose of the Medium Density Residential District as stated in the Zoning Ordinance is to provide for medium to high population densities. The principal uses of land may range from single-family to multiple-family apartment uses. The North Rapid Neighborhood Future Land Use Plan indicates that this property is appropriate for Planned Residential land uses with one dwelling unit per acre. The property is located adjacent to Medium Density Residential to the east, Park Forest Zoning to the north and west, and Office Commercial Zoning with a Planned Commercial Development to the south of the property. Due to the existing zoning of the adjacent properties, the rezoning would appear to be consistent with the intent and purposes 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 amendment.*

Access to the property is from Founders Park Drive and Philadelphia Street. Water and sewer are provided by Rapid City. The applicant has submitted a Planned Development Designation (#11PD021) for this property. The additional review provided by an Initial and Final Residential Development process will insure that any possible adverse impacts of development are adequately mitigated. Based on the provision of a Planned Development overlay, no significant adverse impacts that will result from the requested rezoning have been identified.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The North Rapid Neighborhood Land Use Plan identifies this area as appropriate for Planned Residential land uses. An application for a Planned Development Designation (#11PD021) has been submitted in conjunction with the Rezoning request for the property. The property is located within the M Hill Overlay District. As such, any future residential development of three or more units will require additional review.

As of this writing, the required sign has not been posted on the property and the receipts

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from the certified mailing have not been returned. Staff will notify the Planning Commission at the May 26, 2011 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Staff recommends that the rezoning from Park Forest District to Medium Density Residential District be approved in conjunction with the Planned Development Designation.