

STAFF REPORT
August 25, 2011

No. 11RZ013 - Rezoning from General Agriculture District to Low Density Residential District **ITEM 28**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	DKEA, LLC & Red Rock Development Co., LLC
REQUEST	No. 11RZ013 - Rezoning from General Agriculture District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the NE1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the northwesterly corner of Lot 1, Block 12 of Red Rock Meadows Subdivision, and the point of beginning; Thence, first course: N00°19'29"W, a distance of 99.01 feet; Thence, second course: N00°18'28"W, a distance of 90.00 feet; Thence, third course: N89°41'32"E, a distance of 165.00 feet, to a point on the section line common to Sections 28 & 29, T1N, R7E, BHM; Thence, fourth course: S00°18'28"E, along the section line common to said Sections 28 & 29, a distance of 189.93 feet; Thence, fifth course: N89°58'06"W, a distance of 26.00 feet, to the northeasterly corner of said Lot 1, Block 12; Thence, sixth course: N89°58'06"W, along the northerly boundary of said Lot 1, Block 12, a distance of 138.97 feet, to the said point of beginning
PARCEL ACREAGE	Approximately .718 acres
LOCATION	At the current northern terminus of Dunsmore Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District
East:	Low Density Residential District (Planned Residential Development)
West:	General Agriculture District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	7/29/2011
REVIEWED BY	Fletcher Lacock / Brandon Quiett

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RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above property from General Agricultural District to Low Density Residential District.

On August 4, 2011, a Preliminary Plat (File #11PL038) was approved with stipulations for the above property creating six lots. Prior to issuance of a building permit, a Final Plat must be approved.

The property is located approximately 100 feet northwest of the intersection of Dunsmore Road and Donegal Way. Currently, the property is undeveloped.

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.*

A Preliminary Plat was approved on August 4, 2011 with the intent of creating single-family residences. This area is a mix of General Agricultural and Low Density Residential uses. Rapid City Municipal Code Chapter 17.34.010 states that "This district is intended to provide for land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the future."

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. Additional residential properties are located east and south of the site. As such, Low Density Residential District appears to be an appropriate zoning district for this property. Subsequently, the proposed zoning is 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 an amendment.*

The properties located east and south of this site are currently zoned Low Density Residential District. City sewer and water has been extended to the property. Dunsmore Road will be extended to the property. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from General Agricultural District to Low Density Residential District.

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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.*

A section line runs along Dunsmore Road to the east of the property. Development on the property will require a 58 foot setback from the section line, or that the section line highway be vacated or that a reduction in the required setback to the section line be obtained. The adopted Future Land Use Plan indicates that this property is appropriate for low density residential land uses. As such, rezoning the property as proposed is consistent with the adopted Future Land Use Plan.

Notification Requirement: As of this writing, the white slips and green cards have not been returned. The required sign has been posted on the property. Staff will notify the Planning Commission at the August 25, 2011 Planning Commission meeting if these requirements have not been met.