

STAFF REPORT  
April 5, 2007

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**No. 07RZ020 - Rezoning from General Commercial District to Medium Density Residential District**      **ITEM 36**

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GENERAL INFORMATION:

PETITIONER	Barbara Thirstrup Zar
REQUEST	<b>No. 07RZ020 - Rezoning from General Commercial District to Medium Density Residential District</b>
EXISTING LEGAL DESCRIPTION	Lots 4 thru 7 of Block 9 of West Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .32 acres
LOCATION	809 and 811 St. Cloud Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	Public Sewer and Water
DATE OF APPLICATION	3/9/2007
REVIEWED BY	Jonathan Smith / Emily Fisher

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Medium Density Residential District be approved.

GENERAL COMMENTS:

The applicant has submitted a request to rezone Lots 4, 5, 6, and 7 of Block 9 of West Boulevard Addition more commonly known as 809 and 811 Saint Cloud Street. The subject property is located near the intersection Saint Cloud Street and Mount Rushmore Road. The applicant is proposing to rezone the property from General Commercial District to Medium Density Residential District. Property located north, south, and east of the subject property is zoned General Commercial District. Property located west of the subject property is zoned Medium Density Residential District. The adopted Future Land Use Plan identifies the subject property as suitable for residential use. Currently a single family residence is located on Lots 6 and 7, and on Lots 4 and 5. Although the current zoning classification is General Commercial District the current land use of the subject property is single family residential.

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STAFF REVIEW:

Staff has evaluated the proposed rezoning as it relates to the four criteria for review of the zoning 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 subject property is currently zoned General Commercial District. A corridor of General Commercial District exists along Mount Rushmore Road. This area along Mount Rushmore Road is a mixture of residential and commercial land use. Staff has not identified a substantially changed or changing condition in the area.

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

The purpose of the Medium Density Residential is to provide for medium to high density population. The principal land uses may range from single family to multi family apartment uses. Currently a single family residence is located on the property. The existing structure and its use is consistent with the intent of Medium Density Residential land use. Medium Density Residential District abuts the property on the western boundary. If the subject property were to be rezoned it would be assimilated into the existing Medium Density Residential District.

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.*

Currently water and sewer services are available to the subject property. Water and Sewer for single family residential use is adequately provided. The proposed rezoning of the subject property from General Commercial District to Medium Density Residential District would not likely cause an increase in traffic because the proposed use is less intense than would be anticipated as a result of commercial development on the property as allowed under the current General Commercial zoning. Staff has not identified any significant adverse impacts that will result from the requested rezoning.

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 adopted Comprehensive Plan identifies the property as appropriate for residential land use. The requested rezoning of the subject property is consistent with the adopted Comprehensive Plan.

Notification Requirement

As of this writing the receipts from the certified mailings have not been returned, and no signs have been posted on the subject property. Staff will notify the Planning Commission at the April 5, 2007 meeting if these requirements have not been met.

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Staff finds that the rezoning request meets the four criteria for review of zoning amendments as identified above. In particular, staff finds this request consistent with the adopted plans and policies of the City of Rapid City and recommends the rezoning request be approved.