

STAFF REPORT
October 25, 2007

No. 07RZ064 - Rezoning from General Agriculture to Medium Density Residential **ITEM 50**

GENERAL INFORMATION:

APPLICANT	Greg Amble for Good Samaritan Society
AGENT	FMG, Inc.
PROPERTY OWNER	Benedictine Convent of St. Martins
REQUEST	No. 07RZ064 - Rezoning from General Agriculture to Medium Density Residential
EXISTING LEGAL DESCRIPTION	SE1/4 SW1/4 and SW1/4 SE1/4 and NE1/4 SE1/4 and NW1/4 SE1/4, and SW1/4 NE1/4 and less Lot A of W1/2 SE1/4, Sections 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 199 Acres
LOCATION	West of S.D. Highway 79 (Sturgis Road) and south of Hidden Valley Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District - Low Density Residential District (Planned Residential Development) - General Agriculture District
East:	Low Density Residential District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture to Medium Density Residential be approved in conjunction with the Planned Development Designation.

GENERAL COMMENTS:

(Update, October 12, 2007. All revised and/or added text is shown in bold print.) This item was continued at the October 4, 2007 Planning Commission meeting at the

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applicant's request. Please note that no other part of this Staff Report has been revised.

(Update, September 21, 2007. All revised and/or added text is shown in bold print.) This item was continued at the September 20, 2007 Planning Commission meeting due to a publication error by the Rapid City Journal.

On September 20, 2007, staff met with the applicant and their consultant to discuss the stipulations of approval of the associated Initial and Final Residential Development Plan (#07PD075). In addition, staff clarified the revisions needed to the Traffic Impact Study as noted in the Staff Report for the Comprehensive Plan Amendment to the Major Street Plan (#07CA042).

The applicant has submitted a Rezoning request to change the zoning designation of the property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan (#07CA042) to eliminate two collector streets extending through the property. The applicant has also submitted a Planned Development Designation application (#07PD076) for the property. In addition, the applicant has submitted an Initial Residential Development Plan (#07PD075) to allow an assisted living center, a skilled care facility, a townhome development and an apartment complex to be constructed on approximately 200 acres. The development is intended to provide a senior citizen campus with a wide range of living options. The applicant has indicated that the development will be constructed in four phases and will be known as the "Good Samaritan St. Martin Senior Living Campus".

The property is located west of S.D. Highway 79, also known as Sturgis Road, and south of Hidden Valley Road. Saint Martins Drive, extending west from Sturgis Road and City Spring Road, extending from the south, provide access to the site. Currently, the property is void of any structural development.

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 Benedictine Convent of St. Martins property, including the 199 acres proposed to be rezoned, was annexed into the City in 1959 and has historically been used as a Catholic school and as a convent. Over the years, the school relocated from the property and the school buildings have been used for various purposes including a treatment facility and a retreat center. The convent has remained on the property. The current owners, the Benedictine Convent of St. Martins, have recently placed the property for sale. As such, the applicant, Good Samaritan Society, has submitted an associated land use plan showing the future construction of an assisted living center, a skilled care facility, a townhome development and an apartment complex to be constructed on the 199 acres. The General

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Agriculture District has served as a holding zone. The development of the property constitutes the changing condition requiring rezoning of the property.

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

The Medium Density Residential District is a residential district for medium to high population density. The principal uses of land may range from single-family to multiple-family apartment uses. The properties located north and west of this property are currently zoned General Agriculture District. The properties located east and south are currently zoned Low Density Residential District and Low Density Residential District with a Planned Residential Development, respectively. The associated Initial and Final Residential Development Plan will serve as a tool to address concerns specific to the subject property and to mitigate any potential negative impacts the medium density residential use may have on the adjacent properties. The proposed zoning appears to be consistent with the intent and purposes of the Zoning 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.*

Development issues, including drainage, traffic, landscape buffers, utilities, and any other issues, will be addressed as a part of the Planned Residential Development Review. In particular, the information submitted with the associated Initial Residential Development Plan has identified that the existing sewer system can accommodate the sewage from the proposed development. In addition, the applicant has indicated that the proposed street networking through the development will be constructed in compliance with the Traffic Impact Study. Preliminary water information was also submitted identifying that a water reservoir and booster stations must be constructed to serve this area. St. Martins Drive and City Springs Road currently serve as access to the property and are classified as collector streets on the City's Major Street Plan. The future development of the site will require that the streets be improved to collector street standards to support the development of the 199 acres.

Staff has not identified any significant adverse effects that would result by rezoning the subject property from General Agriculture District to Medium Density Residential District if adequate infrastructure is provided in conjunction with the development of the property.

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 City's Long Range Comprehensive Plan identifies the appropriate use of the property as residential. As such, the proposed rezoning request is consistent with the adopted Long Range Comprehensive Plan. In addition, the applicant has submitted preliminary utility information as a part of the Initial Residential Development Plan application identifying that water and sewer improvements will be extended to serve the site as per the City's Master Utility Plan.

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As noted above, the applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate two collector streets extending through the property. If the Comprehensive Plan Amendment is approved, the development of the site will be consistent with the Major Street Plan. The applicant is aware that the site plan must be revised to show the collector streets if the Comprehensive Plan Amendment to the Major Street Plan is not approved.

Notification Requirement: The sign has been posted on the property and the certified mailings have been returned. Staff has received several calls of inquiry regarding this proposal.