

STAFF REPORT

August 9, 2001

No. 01RZ048 - Rezoning from General Agriculture District to Low Density Residential District **ITEM 47**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for 3 T's Land Development LLC
REQUEST	No. 01RZ048 - Rezoning from General Agriculture District to Low Density Residential District
LEGAL DESCRIPTION	S1/2 NE1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 acres
LOCATION	West of the intersection of Minnesota Street and Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Medium Density Residential District/Office Commercial District/Low Density Residential District
South:	Public District
East:	Office Commercial District/Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer to be extended
REPORT BY	Blaise Emerson

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

GENERAL COMMENTS: The applicant is proposing to rezone a twenty acre parcel from General Agriculture District to Low Density Residential Zoning District. The property is the southern portion of the proposed Minnesota Ridge Subdivision. The northern portion of the subdivision is zoned Low Density Residential Zoning District.

STAFF REVIEW: Staff has reviewed this request 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 construction of both Fifth Street and Minnesota Street in this area has provided additional access to the area. The applicant is proposing to extend the residential development that has been constructed to the north.

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

The purpose of the Low Density Residential Zoning District " is intended to be used for single-family residential development with low population densities. Additional permitted uses, by review of the City Council, include related noncommercial, recreational, religious and educational facilities normally required to provide the basis elements of a balanced and attractive residential area." The extension of the residential development would be consistent with the 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.

There are adequate public services to accommodate the additional residential development. The developer of the property has been put on notice that when more than forty dwelling units or lots are developed from Alta Vista Street, a second street access will need to be constructed.

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 South Robbinsdale Neighborhood Area Future Land Use Plan identifies that the subject property is appropriate for Low Density Residential land uses. Minnesota Street is identified as a collector along the southern portion of the subject property. Staff finds that the rezoning request is consistent with the Comprehensive Plan.

The required rezoning signs have been posted on the property. The green cards from the certified mailing have not yet been returned by the petitioner. Staff has not received any telephone inquiries regarding the request.