

STAFF REPORT
October 10, 2013

No. 13RZ023 - Rezoning from Low Density Residential-1 District I to Low Density Residential-2 District **ITEM 3**

GENERAL INFORMATION:

APPLICANT	Andrew J. Severson
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Andrew J. Severson
REQUEST	No. 13RZ023 - Rezoning from Low Density Residential-1 District to Low Density Residential-2 District
EXISTING LEGAL DESCRIPTION	Tract 2 and Tract 4 Less Lot H1 of Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 36.26 acres
LOCATION	At the southwest corner of the Park Drive and Wonderland Drive Intersection
EXISTING ZONING	Low Density Residential District I
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Low Density Residential I District - Low Density Residential II District
South:	Public District
East:	General Agricultural District - Low Density Residential District
West:	Low Density Residential District - Park Forest District - Public District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	August 28, 2013
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Rezoning from Low Density Residential-1 District to Low Density Residential-2 District be approved.

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GENERAL COMMENTS: The applicant has submitted a request to rezone approximately 36.26 acres of property from Low Density Residential-1 District to Low Density Residential-2 District. The applicant has indicated that development of the property in the future may consist of single-family residences or townhomes. Townhomes are not a permitted use in the Low Density Residential-1 District but are permitted in the Low Density Residential-2 District and, as such, the applicant has submitted this request to allow townhome and/or single family residential development on the property.

The applicant has submitted an associated Comprehensive Plan Amendment (File #13CA014) to amend the Major Street Plan to change the classification of Park Drive from a Minor Arterial street to a Collector street. The submitted Comprehensive Plan Amendment is tentatively scheduled to be heard at the October 24, 2013 Planning Commission meeting.

The property is located along the east side of Park Drive, beginning approximately 650 feet north of the intersection of Corral Drive and Park Drive and extending approximately 2,500 feet north. Currently the property is void of any structural development.

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.

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 located north of the intersection of Corral Drive and Park Drive and is in an area that has been developing with a mix of single-family residences and townhomes. The on-going development of property located north of the subject property has served to extend water and sewer services into the area. The continuing residential development of the area, as well as the extension of water and sewer services to the property, constitute substantially changing conditions in the area.

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

The Low Density Residential-1 District is intended to be used for single-family residential development with low population densities. The Low Density Residential-2 District is intended to provide a slightly higher population density, but with the basic restrictions similar to the Low Density Residential-1 District. The principal use of land is for single-family and two-family dwellings. The applicant has indicated that the property will eventually be developed with a mix of single-family and townhome residences. Corral Drive Middle School is located to the southwest of the subject property, to the west of Park Drive. The proposed Low Density Residential-2 District will serve as a buffer between the school located on the west side of Park Drive and the single-family residences located east of the subject property. The proposed zoning is consistent with the intent and purpose of the ordinance.

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.

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The additional review provided by the platting process will ensure that any possible adverse impacts from development of the property are adequately mitigated. In particular, the location, design, and spacing of all proposed accesses must meet the requirements of the Infrastructure Design Criteria Manual. In addition, all utilities and drainage improvements will also meet the requirements of the Infrastructure Design Criteria Manual. As such, it does not appear that the proposed amendment will have a significant affect on any of the other surrounding uses or on the public infrastructure.

The proposed amendment 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 request to rezone the property to Low Density Residential-2 District may potentially create an increase in the density of development of the property. The property is identified as appropriate for residential development on the City Future Land Use Plan and, as such, a Comprehensive Plan Amendment to change the future land use designation is not required as a part of this request.

Park Drive is currently classified as a Minor Arterial Street on the City's Major Street Plan. The pending Comprehensive Plan Amendment requests that the street classification be amended to a Collector Street. Park Drive, whether a Minor Arterial or a Collector, appears capable of accommodating the anticipated higher traffic volumes associated with the continuing development of the area.

Public Works staff has noted that an 8 inch water main and 8 inch public sewer main are located in Park Drive and are available to serve future development of the property.

The Rapid City Fire Department has not noted any concerns with the requested Rezone.

The request meets all the criteria for an amendment to the Zoning Ordinance. In addition, the area is continuing to develop with a mix of single-family and townhome residences. The future platting of the property will ensure that the design standards required for residential development are met. For these reasons, staff recommends that the request to Rezone the property from Low Density Residential-1 District to Low Density Residential-2 District be approved.

Notification Requirements: The notification letters have been returned to Community Planning and Development Services for mailing. The sign has been picked up but as of this writing staff cannot confirm that the sign has been posted on the property. Staff will inform the Planning Commission at the October 10, 2013 Planning Commission if this requirement has been met. As of this writing, there have been no inquiries regarding this item.