

Case No. 22RZ017

Legal Description:

The E1/2 of Block 24 of Airport Addition and the W1/2 of Block 24 excepting therefrom the north 8 1/2 feet thereof of Airport Addition, located in Section 25, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

INTENDED USE NARRATIVE

EXHIBIT 1

Introduction

The application is to rezone two parcels on Wright Street from LDR-1 to LDR-2.

Background

The two parcels are located on Wright Street between Haines Avenue and Wood Avenue. The parcels are currently zoned LDR-1 and are adjacent general commercial zoning to the west and north. The parcels slope from northeast to southwest with a total grade change of 10-feet.

Proposed Use

There is a need for affordable housing in the area and the development will construct four 1,350 sf single family units on the two parcels. The developer requests rezoning to LDR-2 to allow the construction of two 2-dwelling unit duplex structures, one on each parcel.

The two parcels are surrounded by general commercial to the west and north and as a result the two parcels do not allow for a meaningful connection to other residences in the neighborhood. The development remedies this by turning the two duplexes to face one another and proposes a common courtyard entry space between the four residences. The courtyard space will be shared space and includes a small seating area and playground.

Conclusion

The Wright Street Duplex development will provide affordable infill housing to a community in great need for quality housing. The design of the development will help bridge between the surrounding general commercial and LDR-1 parcels and creates a safe space for children and residents to gather at the courtyard space, away from the traffic of neighboring commercial lots, while still being visible and accessible from the street sidewalk. The structures are modest in size and don't negatively impact the overall character of the neighborhood.



View from public sidewalk, looking south into courtyard space