

STAFF REPORT

April 5, 2001

No. 01CA004 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, element of the Comprehensive Plan, to change the future land use designation on a 25 acre parcel from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Ken Berglund
REQUEST	No. 01CA004 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, element of the Comprehensive Plan, to change the future land use designation on a 25 acre parcel from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre
LEGAL DESCRIPTION	The north 825 feet of the NE1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 25 Acres
LOCATION	5501 Berglund Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	General Agriculture District - Business Park District
West:	Park Forest District
PUBLIC UTILITIES	Well and septic system
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, element of the Comprehensive Plan, to change the future land use designation on a 25 acre parcel from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre be approved.

STAFF REPORT

April 5, 2001

No. 01CA004 - Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, element of the Comprehensive Plan, to change the future land use designation on a 25 acre parcel from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre **ITEM 21**

GENERAL COMMENTS: The subject property is a 25 acre parcel located approximately 1000 feet west of US Highway 16 and 3800 feet north of the intersection of Catron Boulevard and US Highway 16. The property is currently zoned General Agriculture Zoning District. The applicant is seeking to change the future land use designation from Low Density Residential with a Planned Residential Development and Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with maximum density of 3.8 dwelling units per acre.

STAFF REVIEW: The Southwest Connector Neighborhood Future Land Use Plan identifies the appropriate land use for the west half of this property as Planned Residential Density with a maximum density of one dwelling unit per acre and the east half as Low Density Residential with a Planned Residential Development overlay. These combined designations allow for a total density of 95 dwelling units on the 25 acre parcel. The steep terrain on the west half of the property makes it more desirable for single family dwellings with larger lots while the fairly flat terrain on the east half of the property will accommodate a greater density of development. The applicant's request to change the future land use designation of the property to a Planned Residential Development with a maximum density of 3.8 dwelling units per acre will not affect the total density allowed on the 25 acre tract. The proposed Comprehensive Plan Amendment will allow the same maximum density of 95 dwelling units. The proposed amendment to the Southwest Connector Neighborhood Future Land Use Plan will allow for flexibility of residential development in order to accommodate the limitations created by the terrain. This could encourage the clustering of development on the site and the preservation of open space and the protection of potentially unstable hillside areas. The proposed residential use of the property along with the control afforded by the required Planned Residential Development will promote development that will be compatible with the adjacent properties. Concerns with drainage, access and the extension of City services to the property will also to be addressed through the Planned Residential Development. In addition, on-site detention will be required if the property is developed to a density greater than that assumed in the Arrowhead Drainage Basin Design Plan.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper.