

STAFF REPORT

April 25, 2002

No. 02CA018 - Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a .95 acre parcel from Low Density Residential to Medium Density Residential

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GENERAL INFORMATION:

PETITIONER	Harold L. Bies for Kathleen Morris
REQUEST	No. 02CA018 - Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a .95 acre parcel from Low Density Residential to Medium Density Residential
EXISTING LEGAL DESCRIPTION	Blocks 13 and 14, Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .95 acres
LOCATION	Southwest corner of Lindbergh Avenue and Wood Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/11/2002
REPORT BY	Karen Bulman

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Northeast Neighborhood Area Future Land Use Plan to change the future land use designation on a .95 acre parcel from Low Density Residential to Medium Density Residential be approved.

GENERAL COMMENTS: This property is located at the southwest intersection of Lindbergh Street and Wood Street. The adopted Northeast Neighborhood Future Land Use Plan for Rapid City identifies the subject property as appropriate for Low Density Residential land uses. This amendment will change the Future Land Use Plan from Low Density Residential

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land use to Medium Density Residential land use.

STAFF REVIEW: The adopted Northeast Neighborhood Future Land Use Plan for this property indicates that this area is appropriate for Low Density Residential land uses. The subject property is undeveloped as is the land adjacent and to the west. Single family residential homes are located south and north of the property. East of the subject property are multi-family apartment buildings. The subject property is zoned Low Density Residential as is the property located north and south of the subject property. Land located west of the property is zoned General Commercial. Land located east of the property is zoned Medium Density Residential.

The subject property is located in the Haines Avenue Drainage Basin. Any development of the property would be required to meet Rapid City Municipal Code Chapter 15.32 Flood Area Construction Regulations.

The Future Land Use Committee met to discuss the land use changes for this property. The Committee recommended approval of the change in the land use from Low Density Residential to Medium Density Residential as it provides a buffer between the existing Low Density Residential land uses and General Commercial land uses.

Traffic generated from the proposed increase in density will add a projected 84 additional vehicle trips per day. The property is located within a block of a principal arterial road, which will handle 9,000 daily vehicle trips per lane. This infrastructure will adequately support the proposed increase in density.

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. The notification requirement has been met. Planning staff will inform the Planning Commission at their meeting on April 25, 2002 of any response to the notification.