

STAFF REPORT

May 9, 2002

No. 02CA030 - Amendment to the Comprehensive Plan to change the land use designation on a 120 acre parcel from General Agriculture to Low Density Residential

ITEM 44

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for George and Nancy Dunham
REQUEST	No. 02CA030 - Amendment to the Comprehensive Plan to change the land use designation on a 120 acre parcel from General Agriculture to Low Density Residential
EXISTING LEGAL DESCRIPTION	The unplatted portions of the E1/2 NE1/4 SE1/4; W1/2 NE1/4 SE1/4; and the E1/2 NE1/4, all located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 120 acres
LOCATION	West of Sheridan Lake Road, north of corral Drive, south of Nicklaus Drive and east of Parkridge Subdivision
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Park Forest District/Low Density Residential District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/28/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation on a 120 acre parcel from General Agriculture to Low Density Residential be continued to a continued Planning Commission meeting on May 16, 2002.

GENERAL COMMENTS: The property is located east of the Parkridge Village development, south of Nicklaus Drive and north of Corral Drive. The applicant is seeking to change the

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future land use designation from General Agriculture to Low Density Residential. The property is currently zoned General Agriculture Zoning District. A rezoning request to change the zoning from General Agriculture to Low Density Residential Zoning District has also been submitted (files #02RZ020 and #02RZ021). In addition, the petitioner has submitted applications to plat two portions of the property (files #02PL038 and #02PL039) and variances to the Subdivision Regulations (files #02SV020 and #02SV021).

STAFF REVIEW: The "Rapid City Area 2000" Comprehensive Land Use Plan identifies the appropriate land use for the subject property as General Agriculture. Staff believes that this Comprehensive Plan Amendment request as well as the rezoning request is appropriate. The property is bordered on the north and west by properties that are zoned Low Density Residential Zoning District and have been developed into single family dwelling neighborhoods. The property to the south is zoned Low Density Residential Zoning District and is currently undeveloped. The property to the east is zoned Park Forest Zoning District and is the location of the Arrowhead Golf Course.

Access to this property is provided via Nicklaus Drive, Heidiway Lane and the future extension of Severson Drive north from Corral Drive. The Major Street Plan shows a future collector road running north-south through the subject property intersecting with Corral Drive on the south and Nicklaus Drive on the north. Staff believes that the proposed collector street and the existing Nicklaus Drive and Corral Drive will support the increased traffic volumes generated by the Low Density Residential use. However, staff does have significant concerns with respect to the addition of traffic on Heidiway Lane. The Engineering Staff has noted that grades on Heidiway Lane exceed 12 percent and that the sight distance and the landing at the intersection of Heidiway Lane and Sheridan Lake Road do not comply with the Street Design Criteria Manual.

Based on the surrounding zoning staff is recommending that the proposed Comprehensive Plan Amendment be approved. 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. On May 2, 2002 staff was made aware that the Rapid City Journal failed to run the legal advertisement for the Comprehensive Plan Amendment. As such the public hearing cannot be held until the legal notice is provided. Staff is recommending that this item be continued to a continued Planning Commission meeting on May 16, 2002 to allow the notice to be published in accordance with the statutory requirements. This will allow the City Council to consider the request on May 20, 2002 and avoid any further delays for the applicant.