

STAFF REPORT

June 26, 2003

No. 03CA014 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.7 acre parcel of land from Industrial to Low Density Residential

ITEM 22

GENERAL INFORMATION:

PETITIONER	Davis Engineering, Inc. for Verlyn and Cindy Bourne
REQUEST	No. 03CA014 - Amendment to the Comprehensive Plan to change the future land use designation on a 2.7 acre parcel of land from Industrial to Low Density Residential
EXISTING LEGAL DESCRIPTION	Lot B less the west two feet located in the SW1/4 SW1/4 of Section 20, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.7 acres
LOCATION	5511 Hidden Valley Lane
EXISTING ZONING	County
SURROUNDING ZONING	
North:	County
South:	General Agriculture District
East:	County
West:	County
PUBLIC UTILITIES	Private on-site wastewater and water
DATE OF APPLICATION	05/12/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 2.7 acre parcel of land from Industrial to Low Density Residential be **approved**.

GENERAL COMMENTS:

This item was continued at the June 5, 2003 Planning Commission meeting at the applicant's request to allow the City Council to act on an associated Variance to the Subdivision Regulations and Special Exception requests at their June 16, 2003 City Council meeting. This Staff Report has been revised as of June 18, 2003. All added and/or revised text is shown in bold print. The applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation as

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identified above on the subject property as a companion item to a Preliminary and Final Plat to subdivide the subject property into two lots to be known as Lot A and Lot B. The applicant has also submitted a Variance to the Subdivision Regulations to waive all street improvements on Hidden Valley Lane and Hidden Valley Road. In addition, the applicant has submitted several Special Exception requests to preclude constructing the two streets in compliance with the City's Street Design Criteria Manual. The applicant has also submitted a Petition for Annexation and, subsequently, a rezoning request to change the zoning designation on the property from No Use District to Low Density Residential District. (See companion items #03PL054, 03SV020, 03RZ022 and 03AN003.)

On May 19, 2003 the City Council approved Layout Plat #03PL043 to subdivide the subject property as identified on this Preliminary and Final Plat.

The property is located west of Sturgis Road between Hidden Valley Lane and Hidden Valley Road. Currently, a single family residence is located on proposed Lot A. Proposed Lot B is currently void of any structural development.

STAFF REVIEW:

The applicant has indicated that if the Variances to the Subdivision Regulations and the Special Exception requests to the Street Design Criteria Manual are not approved, the Comprehensive Plan Amendment request will be withdrawn. As such, the applicant has requested that the Comprehensive Plan Amendment be continued to the June 26, 2003 Planning Commission meeting to allow the City Council to act upon the Variance to the Subdivision Regulations and Special Exception requests at their June 16, 2003 City Council meeting. **On June 16, 2003, the City Council approved a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit, sewer and water on Hidden Valley Lane and Hidden Valley Road with the stipulation that the applicant sign a Waiver of Right to Protest future assessment projects for the improvements. In addition, Special Exceptions were granted to allow Hidden Valley Road, a cul-de-sac street, to be in excess of 500 feet in length and to waive the requirement to provide intermediate turnarounds at intervals not to exceed 600 feet; to allow Hidden Valley Road, a principal arterial street, to have a 14% gradient in lieu of the maximum allowed 10% gradient; and, to allow access from Hidden Valley Road, a principal arterial street, in lieu of a lesser order street as required by the Street Design Criteria Manual.**

The subject property, as well as the adjacent properties, is located in the County, outside the City limits of Rapid City. As a stipulation of the associated Preliminary and Final Plat, the subject property must be annexed into the City limits and, subsequently, rezoned from No Use District prior to Final Plat approval by the City Council. The Rapid City Long Range Comprehensive Plan identifies the appropriate use of the subject property as industrial. As previously indicated, a single family residence is located on the property. In addition, several of the properties located between Hidden Valley Road and Hidden Valley Lane have been rezoned to Suburban

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Residential District by the County to allow the residential development that is currently located between these two roadways. The applicant is proposing to rezone the property to Low Density Residential District to allow the existing residential use to remain on the northern portion of the property and to allow a second residence to be constructed on the southern portion of the property, assuming the associated Preliminary and Final Plat are approved by the City Council. The overall development of the surrounding properties has created a corridor of residential development conflicting with the industrial land use designation.

The Rapid City Long Range Comprehensive Plan originally identified this area as appropriate for industrial use due to mining activities located west and south of the subject property. However, this area is beginning to transition into a residential development. Long term transitions of the mined areas may support residential development(s) once the mining activity has been exhausted and the land(s) reclaimed.

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. Staff will notify the Planning Commission at the June 26, 2003 Planning Commission meeting if this requirement has not been met.