

STAFF REPORT

September 25, 2003

No. 03CA020 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential

ITEM 44

GENERAL INFORMATION:

PETITIONER	Walgar Development
REQUEST	No. 03CA020 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential
EXISTING LEGAL DESCRIPTION	Lot 16, Block 28, Robbinsdale No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.21 acres
LOCATION	Northeast corner of Alta Vista Drive and Anamaria Drive
EXISTING ZONING	Low Density Residential II District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District w/Planned Residential Development
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/27/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 0.21 acre parcel of land from Low Density Residential to Medium Density Residential be denied without prejudice.

GENERAL COMMENTS: The applicant is seeking to change the future land use designation from the Low Density Residential to Medium Density Residential on Lot 16, Block 28 Robbinsdale Addition No. 10. The applicant has also submitted an accompanying rezoning request to change the zoning from Low Density Residential II Zoning District to Medium Density Residential Zoning District on the subject property. (See companion item #03RZ032)

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Staff is recommending this request be denied without prejudice to allow the applicant time to submit an additional Comprehensive Plan Amendment request to Medium Density Residential with a Planned Development Designation.

STAFF REVIEW: The South Robbinsdale Neighborhood Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. In order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The subject property is located at the northeast corner of Alta Vista Drive and Anamaria Drive. The property is zoned Low Density Residential. The property to the north of the subject property is zoned Low Density Residential and Office Commercial with a Planned Commercial Development, and the property to the east is zoned Low Density Residential and Medium Density Residential with a Planned Residential Development.

The existing land use to the north is a vacant lot, and the existing land use to the east is a retirement development developed by West Hills Village. The existing land uses to the south are single family homes, and the existing land uses to the west are single family homes. However, the lot immediately to the west is vacant.

Staff has concerns and reservations about changing the future land use designation from a Low Density Residential designation to a Medium Density Residential Designation. There are concerns over the potential impacts the potential development with this type of designation may have on the traffic impacts as well as density in the area. In addition, soil types as well as slope stability issues will need to be reviewed in order to ensure the adequate construction methods are utilized on the site. Furthermore, staff has concerns over the potential land use impacts on the Low Density Residential Zoned properties to the west. Staff has concerns over the ability for the proposed Medium Density Residential designation to be consistent with the single family homes to the west regarding density of use.

Staff is recommending that this Comprehensive Plan Amendment be denied without prejudice to allow the applicant time to submit a revised request to change the future land use designation from Low Density Residential to Medium Density Residential with a Planned Development Designation. This revised proposed future land use designation will require the developer to submit an Initial and Final Development plan which will address all of the existing issues at the site prior to Planning Commission approval. This will also ensure the residents of the neighborhood that what is being proposed at the site is consistent and appropriate with the surrounding land uses due to the fact that the final development will be reviewed at a public hearing.

The required Comprehensive Plan Amendment sign has not been posted on the property at the time of this writing. As of this writing, the receipts from the certified mailing have not yet

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been returned. Staff will notify the Planning Commission on September 25, 2003 if the receipts are not received by then. Staff has not received any written comments or verbal questions concerning the proposed rezoning at the time of this writing.