

STAFF REPORT

March 4, 2004

No. 03CA040 - Amendment to the Comprehensive Plan to change the future land use designation on a 14.92 acre parcel of land from Park Forest to Low Density Residential II with a Planned Residential Development **ITEM 8**

GENERAL INFORMATION:

PETITIONER	Centerline for Ken Kirkeby and Larry Lewis
REQUEST	No. 03CA040 - Amendment to the Comprehensive Plan to change the future land use designation on a 14.92 acre parcel of land from Park Forest to Low Density Residential II with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Parcel A of Tract SB of Springbrook Acres, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.92 acres
LOCATION	South of Sandstone Ridge Apartments and east of Holiday Estates
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Medium Density Residential District w/Planned Residential Development
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/05/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a 14.92 acre parcel of land from Park Forest to Low Density Residential II with a Planned Residential Development be **approved in conjunction with a Rezoning request to change the zoning designation from Park Forest to Low Density Residential II and an Initial Planned Residential Development.**

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GENERAL COMMENTS:

This item has been continued twice since the December 4, 2003 Planning Commission meeting to allow the applicant to submit an Initial Residential Development Plan. This Staff Report has been revised as of January 26, 2004. All revised and/or added text is shown in bold print. The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation on a 14.92 acre parcel from Park Forest to Low Density Residential II with a Planned Residential Development. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from Park Forest District to Low Density Residential District II. In addition, the applicant has submitted a Planned Development Designation for the property. (See companion items #03RZ047 and 03PD057.)

On April 21, 2003 the City Council approved a Preliminary and Final Plat to subdivide approximately 65 acres into three lots. The Preliminary and Final Plat included the subject property. The City Council also approved a Variance to the Subdivision Regulations to waive the requirement to improve the bulb of the cul-de-sac at the eastern terminus of Holiday Lane and to allow a sidewalk on one side of Holiday Lane. On February 6, 2003, the Planning Commission approved a Planned Development Designation for the subject property.

The applicant has indicated that in the future an Initial and Final Planned Residential Development will be submitted to create a 20 dwelling unit residential development. The proposed residential development will include townhomes and one four-plex unit. **On February 6, 2004, the applicant submitted an Initial Planned Residential Development to allow 19 townhome lots and one single family residential lot on the subject property. (See companion item #04PD006.)**

STAFF REVIEW:

The Rapid City Comprehensive Long Range Plan identifies this area as appropriate for development as park forest land uses. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that 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 Fairway Hills Planned Residential Development is located directly south of the subject property and is currently developed as a single family and multi-family development. The applicant is proposing to develop the subject property with similar characteristics and densities. Sheridan Lake Road is located west of the subject property and is a significant north-south arterial connection. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. The proposed Initial Planned Commercial Development will serve as a tool to mitigate any negative impact the residential development may create and to address issues relating to traffic concerns,

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street improvements, utility extensions and drainage concerns specific to the property.

According to the Zoning Ordinance, the Low Density Residential District II is intended “to provide a slightly higher population density, but with basic restrictions similar to Low Density Residential District I. The principal use of land is for single family and two family residential dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area”. Low Density Residential II development at this location will provide a buffer between the proposed medium density residential development located south of the subject property and any future single residential development located north of the property. The additional review provided by an Initial and Final Planned Residential Development process will insure that any possible adverse impacts are adequately mitigated as a part of the development of the site.

The receipts from the certified mailings have been returned and the sign has been posted on the property. As of this writing, staff has not received any calls or inquiries regarding this proposal.

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