

STAFF REPORT
April 22, 2004

No. 04CA017 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.92 acre parcel from Planned Residential Development with a maximum density of 4.8 dwelling units per acre to Low Density Residential

ITEM 20

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 04CA017 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.92 acre parcel from Planned Residential Development with a maximum density of 4.8 dwelling units per acre to Low Density Residential
EXISTING LEGAL DESCRIPTION	Lot 24, Block 3; Lots 4, 5 and Outlot A, Block 4; Lots 1-22, Block 6; and adjacent right of way, Stoney Creek Subdivision, located in NE1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 24.92 Acres
LOCATION	At the intersection of Nugget Gulch Road and Catron Boulevard
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District (PDD)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/25/2004
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.92 acre parcel from Planned Residential Development

STAFF REPORT
April 22, 2004

No. 04CA017 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.92 acre parcel from Planned Residential Development with a maximum density of 4.8 dwelling units per acre to Low Density Residential

ITEM 20

with a maximum density of 4.8 dwelling units per acre to Low Density Residential be approved.

GENERAL COMMENTS: This property contains approximately 24.92 acres and is located north of the intersection of Catron Boulevard and Nugget Gulch Road. Several platted lots within the subject property have been developed. The property is zoned Low Density Residential with a Planned Development Designation. A request for the Planning Commission to sponsor this Comprehensive Plan Amendment was approved at the March 25, 2004 Planning Commission meeting.

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are 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.

Staff has reviewed this proposed comprehensive plan amendment for conformance with the six criteria for review of comprehensive plan amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to orderly extension and efficient use of public improvements. The subject property is currently located within a new area of growth in the southwest section of the City. The property is platted and has urban services available. Catron Boulevard, a principal arterial street, is located adjacent to the property. The Southwest Connector Neighborhood Area Future Land Use Plan indicates that the property is appropriate for a Planned Residential Development with a maximum density of 4.8 dwelling units per acre. The Amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for Low Density Residential. As both designations are residential, this change is consistent with the intent of the comprehensive plan.

2. *Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

There is currently an expansion of residential development on the subject property. Sewer and water extensions, as well as the extension of Catron Boulevard from Sheridan Lake Road to U.S. Highway 16, have preceded the development of this area. The property can support additional densities and as such, the proposed change is warranted.

STAFF REPORT
April 22, 2004

No. 04CA017 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.92 acre parcel from Planned Residential Development with a maximum density of 4.8 dwelling units per acre to Low Density Residential

ITEM 20

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The property is currently zoned Low Density Residential District with a Planned Development Designation. The property located north of the subject property is zoned Mobile Home Residential District and Park Forest District. The property located south and east of the subject property is zoned General Agriculture District. The property located west of the subject property is zoned Low Density Residential District with a Planned Development Designation. The Southwest Connector Neighborhood Area Future Land Use Plan indicates that the subject property is appropriate for Low Density Residential land uses with a maximum of 4.8 dwelling units per acre. The properties to the north, south and west are also identified as appropriate for Low Density Residential land uses with a maximum of 4.8 dwelling units per acre. The property to the east is identified as appropriate for Low Density Residential land uses with a maximum of one dwelling unit per acre. The surrounding area has been identified through zoning and the adopted Comprehensive Plan as consistent with residential land uses. The Comprehensive Plan Amendment would allow a slight increase in the density of residential uses, but would be compatible with the existing and proposed uses surrounding the subject property.

4. *Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation.*

Sewer and water services are located on the property and Catron Boulevard, a principal arterial street, is adjacent to the subject property. With the infrastructure in place to accommodate additional development, the proposed amendment does not appear to have an adverse effect on the surrounding properties.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The extension of water, sewer and street connections located on the subject property and the surrounding property has resulted in the development of residential homes in the area with the possibility of further development in the future. The proposed amendment would allow the continuation of this orderly development pattern that has been established.

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The infrastructure is in place on the subject property and residential homes have been developed on much of the property. Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

As of this writing, the required sign has been posted on the property; however, the receipts

STAFF REPORT
April 22, 2004

No. 04CA017 - Amendment to the Comprehensive Plan by revising the Southwest Connector Neighborhood Area Future Land Use Plan to change the future land use designation on a 24.92 acre parcel from Planned Residential Development with a maximum density of 4.8 dwelling units per acre to Low Density Residential

ITEM 20

from the certified mailing have not been returned. Staff will notify the Planning Commission at the April 22, 2004 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.