

STAFF REPORT
February 10, 2005

No. 04CA069 - Amendment to the Comprehensive Plan to change the future land use designation on a .48 acre parcel of land from Low Density Residential to Low Density Residential-II

ITEM 18

GENERAL INFORMATION:

PETITIONER	Dan McFarland for Jeff and Patty Griffith
REQUEST	No. 04CA069 - Amendment to the Comprehensive Plan to change the future land use designation on a .48 acre parcel of land from Low Density Residential to Low Density Residential-II
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Block 85, Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .48 acres
LOCATION	Northeast corner of the intersection of MacArthur Street and Wood Avenue
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District- Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/30/2004
REVIEWED BY	Linda Foster / Curt Huus

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a .48 acre parcel of land from Low Density Residential to Low Density Residential-II be continued to the **March 24, 2005** Planning Commission meeting.

GENERAL COMMENTS: (This Staff Report was revised on February 1, 2005. All revised and/or added text is shown in bold.) This item was continued at the January 27, 2005 Planning Commission meeting to allow time for the Future Land Use Committee to comprehensively evaluate the feasibility of increased density throughout the area. On January 21, 2005 the Future Land Use Committee directed staff to arrange a neighborhood meeting with the land owners within the area to determine if increased

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density in the area is acceptable. On January 31, 2005 staff scheduled a neighborhood meeting, to be held on March 3, 2005, with area land owners to discuss future development and the proposed future increase in density in the area.

The subject property contains approximately .48 acres and is located at the northeast corner of the intersection of MacArthur Street and Wood Avenue. The North Rapid Neighborhood Area Future Land Use Map currently designates this property as Low Density Residential. The property is currently zoned Low Density Residential. The property located north, east and west of the subject property is zoned Low Density Residential District. The property located south of the subject property is zoned Low Density Residential District and Medium Density Residential District. The applicant has also submitted a request to rezone the subject property from Low Density Residential District to Low Density Residential-II District (04RZ064).

Staff is recommending that the request for the Amendment to the Comprehensive Plan be continued to the March 24, 2005 Planning Commission meeting to allow time for a neighborhood meeting with the land owners in the area to discuss the future development and the proposed future increase in density in the area.