

STAFF REPORT
February 24, 2005

No. 05CA001 - Amendment to the Comprehensive Plan to change the future land use designation on an 88 acre parcel of land from Planned Residential Development with one dwelling per two acres to Planned Residential Development with 1.5 dwelling units per acre

ITEM 24

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Land Development LLC
REQUEST	No. 05CA001 - Amendment to the Comprehensive Plan to change the future land use designation on an 88 acre parcel of land from Planned Residential Development with one dwelling per two acres to Planned Residential Development with 1.5 dwelling units per acre
EXISTING LEGAL DESCRIPTION	Commencing from the Point of Beginning, the northwest corner of Section 24, T1N, R7E, BHM, an original stone found in place: thence N00°03'48.2"E - 1235.74 feet to a Wendland cap, thence along the southern boundary of Minnesota Ridge Heights Subdivision S89°36'58.5"E - 1318.26 feet to a Wendland cap, thence S00°01'15"W - 575.88 feet to a Davis cap, thence S00°00'53.4"W - 658.09 feet to a Davis cap, thence S89°40'07.7"E to a calculated point, thence S16°51'46.5"W - 1075.77 feet to the back corner of Lots 3 and 4 in Block 2 of Eastridge Estates Subdivision, thence N89°42'39"W - 857.20 feet along said boundary of Eastridge Estates Subdivision, thence N88°31'55"W - 119.66 feet thence N72°48'55"W - 440.87 feet, thence S26°29'59.8"W - 225.54 feet, thence around a left hand curve with a delta of 9°18'41.2", a radius of 326.00 feet and a length of 52.98 feet, a chord bearing of S68°09'34"E and a chord distance of 52.92 feet, thence S17°11'05"W - 559.84 feet to the southwest corner of Lot 15, Block 1 of Eastridge Estates Subdivision, thence N89°42'39"W - 214.91 feet to a Renner cap, thence N00°04'36.6"E - 1658.97 feet along the Section Line to the point of beginning, all located in the SW1/4 of Section 13; and, the N1/2 of Section 24, all located in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 88.0262 acres
LOCATION	West of the intersection of Fifth Street and Enchanted Pines Drive

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ITEM 24

EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Public District
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	01/13/2004
REVIEWED BY	Linda Foster / Curt Huus

RECOMMENDATION: Future Land Use Committee recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on that portion of the property located in Section 24, T1N, R7E, BHM, be approved as Planned Residential Development with a maximum density of 1.5 dwelling units per acre and that the balance of the request be denied without prejudice.

GENERAL COMMENTS: **(This Staff Report was revised on February 16, 2005. All revised and/or added text is shown in bold.) This item was continued at the February 10, 2005 Planning Commission meeting to allow staff time to correct the legal description that was advertised.** This undeveloped property contains approximately 88 acres and is located west of the intersection of Fifth Street and Enchanted Pines Drive. The property located north of the subject property is zoned Public District. The property located south, east and west of the subject property is zoned General Agriculture District.

Currently, the subject property is undeveloped. An application has also been submitted for a Layout Plat (05PL008) for a residential development. At this time, the subject property is void of any structural development and is zoned General Agriculture District.

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:

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ITEM 24

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

One of the goals of the 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, infrastructure, and services. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located within the South Robbinsdale Neighborhood Area. The property is currently undeveloped and is located west of 5th Street and north of Stumer Road. Sewer and water are currently located in Stumer Drive, south of the subject property. The Comprehensive Plan indicates that the property is appropriate for planned residential land uses with a maximum density of one dwelling unit per two acres. The amendment to the Comprehensive Plan will revise the Plan to indicate that the subject property is appropriate for planned residential land uses with a maximum density of 1.5 dwelling units per acre. During the development of the plan, the Future Land Use Committee expressed concern with the topography of the property relative to the density of development proposed. The Committee indicated that they would support increases in the maximum allowable density of development in this area if a feasible development plan were submitted. The applicant has provided such a plan for the southern portion of the site. The proposed change for the southern portion of the site is consistent with the intent of the comprehensive plan to encourage in-fill development within the residential area.

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

The South Robbinsdale Neighborhood Area has been in the process of developing for several years. A significant number of properties have developed residentially and/or are designated as appropriate for Planned Residential Developments in the South Robbinsdale Future Land Use Plan. The subject property is currently undeveloped. The applicant has indicated that the property is now ready for development and submitted a specific layout proposal for the southern portion of the site. The proposal to amend the Comprehensive Plan for the southern portion of the property is reflective of the residential development in the area.

- 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 General Agriculture District. The property located north of the subject property is zoned as Public District. The property located to the south, east and west of the subject property is zoned General Agriculture District. The Comprehensive Plan indicates that the subject property is appropriate for a Planned Residential Development with a maximum density of 1 dwelling unit per 2 acres. The subject property is currently undeveloped. The subject property is located in the South Robbinsdale Neighborhood and

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ITEM 24

is now ready for development. The Comprehensive Plan Amendment would change the land use from a Planned Residential Development with a maximum density of one dwelling unit per two acres to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre. The development of the southern portion of this property is a continuation of the type of residential development in the area. This change as identified for the southern portion of the property 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.*

The subject property is adjacent to Stumer Road, where sewer and water are currently located. With infrastructure nearby, the proposed development does not appear to have a significant adverse effect on the surrounding properties. Additional information will need to be submitted for review to assess the effect of the development in the northern portion of the site.

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

The subject property, which is currently undeveloped, is located in a residential area and is now ready for in-fill development. The proposed amendment would allow the continuation of the established residential development pattern. Additional information will need to be submitted for the northern portion of the site to allow a complete review as it relates to that portion of the site.

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 South Robbinsdale Neighborhood Area Future Land Use Plan currently identifies the subject property as appropriate for residential land use(s). The requested Comprehensive Plan Amendment to Planned Residential Development with a maximum density of 1.5 dwelling units per acre is generally consistent with the adopted land use plan for the southern portion of the site. Additional information will need to be submitted for the affects of the requested amendment for the northern portion of the property.

Since the applicant is requesting that the South Robbinsdale Neighborhood Area Future Land Use Plan be amended to Planned Residential Development with a maximum density of 1.5 dwelling units per acre and the existing zoning is General Agriculture, applications to change the zoning designation as well as a Planned Residential Development – Initial and Final Development Plan, will need to be made before any building permits can be issued. The Initial and Final Development Plan will address site specific concerns relative to drainage, slope stability, traffic and street improvements on the subject property.

STAFF REPORT
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ITEM 24

Based on the information submitted, staff can support the proposed amendment for the southern portion of the property. Additional information must be submitted before an assessment of the request relative to the northern portion of the property can be completed. For this reason staff is recommending that the amendment be denied without prejudice for the portion of the request located in Section 13, T1N, R7E, BHM.