

STAFF REPORT
February 24, 2005

No. 05CA006 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 20 acre parcel from Park Forest to a Planned Residential Development with a maximum density of one dwelling unit per three acres

ITEM 28

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Bailey Associates, Inc.
REQUEST	No. 05CA006 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 20 acre parcel from Park Forest to a Planned Residential Development with a maximum density of one dwelling unit per three acres
EXISTING LEGAL DESCRIPTION	The SE1/2 SW1/4 SW1/4 of Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20 Acres
LOCATION	At the eastern terminus of Commerce Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Public District
East:	General Agriculture District
West:	Public District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 20 acre parcel from Park Forest to a Planned Residential Development with a maximum density of one dwelling unit per three acres be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 20 acres and is located at the current eastern terminus of Commerce Road. The 1974 Comprehensive Plan Map identifies this property as Park Forest. The property is currently zoned Public District. The property located north, south and west of the subject property is currently zoned Public District. The property located east of the subject property is currently zoned General

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Agriculture. The applicant has also submitted a request to rezone the subject property from Public District to Business Park District (05RZ007), and an application for a Planned Development Designation (05PD007) has also been submitted in conjunction with this Amendment to the Comprehensive Plan.

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 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 Deadwood Avenue Neighborhood Area. The property is currently undeveloped and is located south of Harmony Heights Lane and at the east of Commerce Road. Sewer and water are available in Harmony Heights Lane, north of the subject property. The adjacent property to the east is contained in the adopted North Rapid Neighborhood Future Land Use Plan and is designated Planned Residential Development with a maximum density of one dwelling unit per three acres. Because the subject property is adjacent to residential land uses, designating it as Planned Residential Development with a maximum density of one dwelling unit per three acres would be a continuation of the neighboring land uses and is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

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

The Deadwood Avenue Area has been in the process of developing for several years. The subject property is part of a larger acreage of undeveloped property that has been held for future development. The applicant has indicated that the property is now ready for development. The proposal to designate the property as Planned Residential Development with a maximum density of one dwelling unit per three acres is consistent with the existing residential uses in the area.

3. *Whether and the extent to which the proposed amendment is compatible with existing*

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and proposed uses surrounding the subject land.

The property is currently zoned Public District. The property located north, south and west of the subject property is currently zoned Public District. The property located east of the subject property is currently zoned General Agriculture. The subject property is currently undeveloped. The subject property is located in the Deadwood Avenue Neighborhood Area and is now ready for development. Because the subject property is adjacent to residential land uses, designating the property as Planned Residential Development with a maximum density of one dwelling unit per three acres would provide a continuation of existing uses.

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

The subject property is near Commerce Road which is the main street access to Deadwood Avenue. Sewer and water services are located in Harmony Heights Lane to the north of the subject property. With the infrastructure nearby 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 subject property, an undeveloped portion of a larger property, is located in the Deadwood Avenue Neighborhood Area and is now ready for in-fill development. The extension of water and sewer connections is currently located in Harmony Heights Lane just north of the subject property. Commerce Drive is the main street access to Deadwood Avenue. The proposed amendment would allow in-fill development and provide a continuation of residential land uses.

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.*

Infrastructure is in place adjacent to the subject property. The water service exists in the South Canyon high level system zone and will not serve above an elevation of 3,463 feet. Portions of this property are above 3,463 feet. Main street access to Deadwood Avenue is currently via Commerce Drive. Street system layout must reflect Commerce Drive and Anamosa Street as arterial streets.

The Future Land Use Committee reviewed this request with the applicant and on January 21, 2005 recommended approval of the proposed Comprehensive Plan Amendment based on the findings outlined in this report.

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