

STAFF REPORT  
March 10, 2005

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**No. 05CA008 - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 7.02 acre parcel from Agriculture to Medium Density Residential**

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**ITEM 24**

GENERAL INFORMATION:

PETITIONER

Sperlich Consulting for Doeck, LLC

REQUEST

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EXISTING  
LEGAL DESCRIPTION

A portion of the SW1/4 of the NW1/4, Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota more fully described as follows: commencing at the northeasterly corner of Lot 1 of Block 4 of Auburn Hills Subdivision, common to a point on the westerly edge of the right-of-way of Haines Avenue, and the Point of Beginning; Thence, first course: S70°51'20"W, along the northerly boundary of said Lot 1 of Block 4, a distance of 108.45 feet, to the northwesterly corner of said Lot 1 of Block 4, common to the easterly edge of the right-of-way of Chalkstone Court; Thence, second course: northwesterly, along the easterly edge of the right-of-way of said Chalkstone Court, curving to the left on a curve with a radius of 324.50 feet, a delta angle of 07°44'19", an arc length of 43.83 feet, a chord bearing of N23°00'50"W, and a chord distance of 43.79 feet, to the northeasterly corner of the right-of-way of said Chalkstone Court; Thence third course: S63°07'01"W, along the northerly end of the right-of-way of said Chalkstone Court, a distance of 49.00 feet, to the northeasterly corner of Lot 2 of Block 4 of Auburn Hills Subdivision, common with the northwesterly corner of the right-of-way of said Chalkstone Court; Thence, fourth course: S63°07'01"W along the northerly boundary of said Lot 2 of Block 4, a distance of 124.45 feet to the northwesterly corner of said Lot 2 of Block 4, common to a point on the easterly boundary of Lot 3 of Block 4 of Auburn Hills Subdivision; Thence, fifth course: N18°05'54"W, along the easterly boundary of said Lot 3 of Block 4, a distance of 86.55 feet, to the northeasterly corner of said Lot 3 of Block 4; Thence, sixth course: S67°34'38"W, along the northerly boundary of said Lot 3 of Block 4, a distance of 110.00 feet, to the northwesterly corner of said Lot 3 of Block 4, common with a point on the easterly edge of the right-of-way of Coal Bank Court;

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Thence, seventh course: northwesterly, along the easterly edge of the right-of-way of said Coal Bank Court, curving to the left on a curve with a radius of 324.50 feet, a delta angle of  $06^{\circ}10'47''$ , an arc length of 35.00 feet, a chord bearing of  $N25^{\circ}30'46''W$ , and a chord distance of 34.98 feet, to a point of tangent; Thence, eighth course:  $N28^{\circ}36'09''W$ , along the easterly edge of the right-of-way of said Coal Bank Court, a distance of 28.62 feet, to a point of curve; Thence, ninth course: northwesterly, along the easterly edge of the right-of-way of said Coal Bank Court, curving to the left on a curve with a radius of 324.50 feet, a delta angle of  $03^{\circ}24'07''$ , an arc length of 19.27 feet, a chord bearing of  $N49^{\circ}39'37''W$ , and chord distance of 19.26 feet, to the northeasterly corner of the right-of-way of said Coal Bank Court; Thence, tenth course:  $S57^{\circ}59'43''W$ , along the northerly edge of the right-of-way of said Coal Bank Court, a distance of 49.00 feet, to the northeasterly corner of Lot 4 of Block 4; Thence, eleventh course:  $S89^{\circ}52'29''W$ , a distance of 173.34 feet to the northwesterly corner of Lot 5 of Block 4; Thence, twelfth course:  $S89^{\circ}52'29''W$ , along the westerly edge of Lots 6 thru 11 and future Lot 12 of Block 4, a distance of 603.16 feet; Thence, thirteenth course:  $N00^{\circ}00'00''E$ , a distance of 405.96 feet to a point on the 1/16 section line and the northerly boundary of said SW1/4 of the NW1/4 of Section 13, T2N, R7E, BHM; Thence, fourteenth course:  $N89^{\circ}52'25''E$ , along the 1/16 section line and the northerly boundary of said SW1/4 of the NW1/4 of Section 13, a distance of 1079.49 feet to a point of intersection of the SW1/4 of the NW1/4 of Section 13, and the westerly edge of the right-of-way of said Haines Avenue; Thence, fifteenth course:  $S23^{\circ}09'20''E$ , along the westerly edge of the right-of-way of said Haines Avenue, a distance of 457.48 feet to the northeasterly corner of Lot 1 of Block 4 of Auburn Hills Subdivision, common to a point on the westerly edge of the right-of-way of said Haines Avenue, and the Point of Beginning; said parcel contains 488,619 square feet of 11.217 acres more or less

PARCEL ACREAGE	Approximately 7.2 acres
LOCATION	Auburn Hills Subdivision
EXISTING ZONING	Low Density Residential District

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SURROUNDING ZONING

North:	<b>General Agriculture District/Limited Agriculture District (Pennington County)</b>
South:	<b>Low Density Residential District</b>
East:	<b>General Agriculture District (Pennington County)</b>
West:	<b>General Agriculture District (Pennington County)</b>

PUBLIC UTILITIES To be extended

DATE OF APPLICATION 1/28/2005

REVIEWED BY Linda Foster / David L. Johnson

RECOMMENDATION:

**The Future Land Use Committee** recommends that the Amendment to the Comprehensive Plan to change the future land use designation on an approximate 7.02 acre parcel from Agriculture to Medium Density Residential **with a Planned Residential Development Designation be approved.**

GENERAL COMMENTS: **(This Staff Report was revised on March 2, 2005. All revised and/or added text is shown in bold.)** This undeveloped property contains approximately 7.2 acres and is located north of Cobalt Drive and west of Haines Avenue in the Auburn Hills Subdivision. The 1974 Comprehensive Plan Map identifies this property as Agriculture. The property is currently zoned Low Density Residential District. The property located north of the subject property is currently zoned General Agriculture District and Limited Agriculture District in Pennington County. The property to the south is zoned Low Density Residential District, the property to the east and west is zoned General Agriculture District in Pennington County. Currently, this property is undeveloped. The applicant has also submitted a request to rezone the subject property from Low Density Residential District to Medium Density Residential District (05RZ009), in conjunction with this Amendment to the Comprehensive Plan.

STAFF REVIEW: The Future Land Use Committee reviewed this request with the applicant on February 11, 2005 and requested that the applicant bring additional information to the Future Land Use Committee for review on February 18, 2005. The applicant has agreed to supply this information and continue the application to the March 10, 2005 Planning Commission meeting. **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**

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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 currently located within the Deadwood Avenue Neighborhood Area. The property is currently undeveloped and is located north of Cobalt Drive and west of Haines Avenue. Sewer and water are currently located in Chalkstone Drive, south of the subject property. The Comprehensive Plan indicates that the property is appropriate for Agriculture uses. The property is a part of the Auburn Hills Subdivision which is being developed for residential uses. This change is consistent with the intent of the Comprehensive Plan to encourage in-fill development within the neighborhood area.

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

This area has been in the process of developing for several years. A number of properties have developed residentially. The subject property is currently undeveloped. The applicant has indicated that the property is now ready for development. The proposal to amend the Comprehensive Plan for this 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 Low Density Residential District. The property located to the north of the subject property is zoned General Agriculture and Limited Agriculture in the County. The property located to the south of the subject property is zoned Low Density Residential with a Planned Residential Development Designation. The property located to the east and west of the subject property is designated General Agriculture District in Pennington County. The subject property is currently undeveloped. Because the subject property is in an area that is developing residentially, the proposed change would be complimentary to the existing land uses.

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 Cobalt Drive and Haines Avenue. Sewer and water services are located in Chalkstone Drive, adjacent to the subject property. With

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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 is located at the eastern edge of the Deadwood Avenue Neighborhood Area and is now ready for in-fill development. The extension of water and sewer connections is currently located in Chalkstone Drive adjacent to the subject property. 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 change would be consistent with the existing residential neighborhood development. Staff has not identified any adverse effects that the Comprehensive Plan Amendment would have on the surrounding area or on the City.

The Future Land Use Committee reviewed this request and on February 18, 2005 and recommended approval of the proposed Comprehensive Plan Amendment with a Planned Residential Development Designation (Revised March 2, 2005).