

STAFF REPORT

April 7, 2005

No. 05CA020 - Amendment to the Comprehensive Plan to change the Future Land Use Designation on an approximate 6.71 acre parcel from Flood to Park Forest

ITEM 30

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05CA020 - Amendment to the Comprehensive Plan to change the Future Land Use Designation on an approximate 6.71 acre parcel from Flood to Park Forest
EXISTING LEGAL DESCRIPTION	A tract of land that is located in a portion of the NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, being more particularly described as follows: Beginning at the Southeast corner of Lot 3 as recorded in Page 62 of the Schambers records of the Pennington County Register of Deeds; thence North along the east line of said Lot 3, 789.81 feet to the south line of Tract 4 of the Greenway tracts as recorded in Book 17 of Plats on Page 106 of the records of the Pennington County Register of Deeds; thence S74°32'00"W along the said south line of Tract 4 of the Greenway tracts, 194.76 feet; thence S36°00'00"W along the said south line of Tract 4 of the Greenway tracts, 459.84 feet; thence South, 363.83 feet to the south line of said Lot 3; thence S89°44'48"E along the said south line of Lot 3, 458.00 feet to the point of beginning; all located in NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.71 Acres
LOCATION	At the northern terminus of Player Drive
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/14/2005

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REVIEWED BY

Linda Foster / David L. Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the Future Land Use Designation on an approximate 6.71 acre parcel from Flood to Park Forest be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 6.71 acres and is located at the current northern terminus of Player Drive. The 1974 Comprehensive Plan Map identifies this property as Flood. The property is currently zoned Park Forest District. The property located north and west of the subject property is currently zoned Park Forest District. The property located south and east of the subject property is currently zoned Low Density Residential 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:

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 western portion of Rapid City. The property is currently undeveloped and is located at the northern terminus of Player Drive and is adjacent to the Meadowbrook Golf Course. Sewer and water are available in Player Drive, south of the subject property. 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 and including the subject property.*

The subject property is part of an area that was designated as Flood in the 1974 Comprehensive Plan. The property is currently undeveloped and is zoned Park Forest District. The subject property is not located in the flood plain and is not part of the property that was designated for parkland after the 1972 flood. On March 7, 2005, City Council directed Staff to amend the Comprehensive Plan to identify this property as Park Forest.

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The proposal to re-designate the property to Park Forest is complimentary to the existing surrounding uses.

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 Park Forest District. The property located north and west of the subject property is currently zoned Park Forest District. The property located south and east of the subject property is currently zoned Low Density Residential District. The subject property is currently undeveloped. The subject property is located in the western portion of Rapid City, adjacent to the Meadowbrook Golf Course. Because the subject property is adjacent to residential land uses, designating the subject property as Park Forest would be consistent with the existing neighboring land uses.

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

The subject property borders Meadowbrook Golf Course to the north and residential properties on the south. The proposed amendment to the Comprehensive Plan to change the land use designation from Flood to Park Forest 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 part of an area that was designated as Flood in the 1974 Comprehensive Plan. The property is currently undeveloped and is zoned Park Forest District. The subject property is not located in the flood plain and is not part of the property that was designated for parkland after the 1972 flood. On March 7, 2005, City Council directed Staff to amend the Comprehensive Plan to identify this property as Park Forest.

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.*

Staff has not been able to identify any ways in which the proposed amendment would adversely affect any other part of the city, or create any other adverse effects.