

STAFF REPORT

April 21, 2005

No. 05CA014 - Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan for a 1.276 acre parcel of land from Low Density Residential to Low Density Residential - II

ITEM 24

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Kensington Heights LLC
REQUEST	No. 05CA014 - Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan for a 1.276 acre parcel of land from Low Density Residential to Low Density Residential - II
EXISTING LEGAL DESCRIPTION	Lots 1 through 5, Block 3, Kensington Heights Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.276 Acres
LOCATION	At the southeast corner of the intersection of Davin Drive and Field View Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District - General Agriculture District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

The Future Land Use Committee recommends that the Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan for a 1.276 acre parcel of land from Low Density Residential to Low Density Residential - II be denied without prejudice.

GENERAL COMMENTS: **(This Staff Report was revised on April 11, 2005. All revised and/or added text is shown in bold text.) This item was continued at the March 24, 2005 Planning Commission meeting at the applicant's request. No other portion of the Staff Report has been changed.**

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The subject property is located south of Field View Drive between Davin Drive and Elm Avenue. The subject property is currently zoned Low Density Residential. The property is located adjacent to Low Density Residential properties on all sides. The applicant is requesting that the South Robbinsdale Area Future Land Use Plan be amended from Low Density Residential to Low Density Residential II. The applicant has also submitted a Rezoning request to rezone the subject property from Low Density Residential to Low Density Residential II (05RZ020).

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 the 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.*

The Future Land Use Plan is the framework for ensuring orderly and efficient growth of the community. One of the goals of the Future Land Use Plan is to concentrate new growth in the Rapid City urban area and protect existing rural areas from urban sprawl through planned development. In-fill development and full utilization of properties currently served by infrastructure are encouraged. The subject property is located south of Field View Drive between Davin Drive and Elm Avenue. This change appears to be consistent with the intent of the Comprehensive Plan to encourage the concentration of new growth in the Rapid City urban area.

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

The subject property is located south of Field View Drive between Davin Drive and Elm Avenue. This portion of the City has a mixture of land uses with the majority of the properties being developed and zoned Low Density Residential; However, there are multi-story apartment complexes located north of the subject property along the south side of Minnesota Street on either side of Elm Avenue. Also, there is an apartment complex located north of the subject property at the northwest corner of Elm Avenue and Hanover Drive. The subject property is currently zoned Low Density Residential and is void of any structural development. This area of the City is an area of increasing residential development.

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

The surrounding properties are zoned Low Density Residential. The proposed development of this property is a continuation of the existing residential development in the area. The majority of the properties in this area are currently undeveloped; however, there are some existing single family homes located in the immediate area. As such, the Future Land Use Committee recommends that the applicant request and obtain a Planned Development Designation for the subject property prior to City Council approval of the Comprehensive Plan Amendment. The required Planned Residential Development – Initial and Final Development Plan will then allow the potential impacts of the development to be mitigated and be compatible with the existing and proposed uses surrounding the subject property. The Planned Residential Development should provide the necessary protections to insure that the proposed change in land use does not have a significant adverse effect on the surrounding properties. Staff noted that changing the request to include placing a Planned Development Designation on the subject property will require that the item be re-advertised and new notifications set out. As such, staff recommends that this item be denied without prejudice to allow the applicant to request that the Future Land Use Plan be changed from Low Density Residential to Low Density Residential II with a Planned Development Designation.

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

The subject property is currently void of any structural development. The property is located adjacent to Davin Drive and Elm Avenue. Davin Drive is identified as a lane/place street and Elm Avenue is identified as a proposed minor arterial on the Major Street Plan. City water and sewer are being extended to be available at the subject property.

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

The subject property is located in an area of mixed land uses. There are single family residential structures located in close proximity to multiple story apartment complexes. City water and sewer are being extended to the subject property. The proposed amendment would allow the continuation of the established residential development in the area.

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 Future Land Use Committee has not identified any significant adverse effects that this Comprehensive Plan Amendment would have on the surrounding area or on the City. However, to help mitigate any possible adverse impacts that the proposed Comprehensive Plan Amendment might have on any existing single family residences in the area, the Future Land Use Committee felt that a Planned Development Designation for the subject property

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would be appropriate.

Staff noted that the required sign has been posted on the property and the required legal notification to the surrounding property owners has been mailed out. Staff has received written opposition and several phone calls in opposition to the Comprehensive Plan Amendment request. The phone calls and letters of opposition from the surrounding property owners have indicated that they wish for the subject property to remain Low Density Residential.

As previously indicated, changing the request to include a Planned Development Designation on the subject property will require that the item be re-advertised and that new notifications to the surrounding property owners be mailed out. As such, the Future Land Use Committee recommends that this item be denied without prejudice to allow the applicant to request that the Future Land Use Plan be changed from Low Density Residential to Low Density Residential II with a Planned Development Designation.