

STAFF REPORT
January 5, 2006

No. 05CA044 - Amendment to the Comprehensive Plan by amending the North Rapid Neighborhood Area Future Land Use Plan to change the designation on an .53 acre parcel from Low Density Residential to Medium Density Residential

ITEM 20

GENERAL INFORMATION:

PETITIONER	Larry Nelson
REQUEST	No. 05CA044 - Amendment to the Comprehensive Plan by amending the North Rapid Neighborhood Area Future Land Use Plan to change the designation on an .53 acre parcel from Low Density Residential to Medium Density Residential
EXISTING LEGAL DESCRIPTION	All of Block 55, except the S81/2 feet of Mahoney Addition, Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .53 acres
LOCATION	222 Doolittle Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District - Medium Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/29/2005
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by amending the North Rapid Neighborhood Area Future Land Use Plan to change the designation on an .53 acre parcel from Low Density Residential to Medium Density Residential be denied without prejudice.

GENERAL COMMENTS: This property contains approximately .53 acres and is located at 222 Doolittle Street north of Anamosa Street and east of Haines Avenue. Land located north, east, south and west of the subject property is zoned Low Density Residential District. An application for a Rezoning from Low Density Residential District to Medium Density Residential District (05RZ061) has been submitted in conjunction with this Comprehensive Plan Amendment for the subject property.

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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 any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure, and services. The objective is to encourage in-fill and full utilization of properties and avoid scattered or strip residential, commercial and industrial development outside the urban areas. The subject property is currently developed with a single family structure located on the property. The applicant plans to re-develop the property with the construction of a multifamily structure. Adjacent properties located north, south, east and west of the subject property are developed as single family structures. The addition of multifamily structures in an area surrounded by single family structures does not seem to be consistent with the intent of the comprehensive plan.

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

The subject property is located within an area that is developed as residential uses. The property owner has indicated that he plans to construct a multifamily structure on the property. An application for the subject parcel has been submitted to rezone the property from Low Density Residential to Medium Density Residential District (05RZ061). There are no substantial changes occurring in the area that warrant the proposed change.

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

The properties located north, south, east and west of the subject property are currently zoned Low Density Residential District. The subject property is located north of Anamosa Street and east of Haines Avenue. Low Density Residential land uses are located within the surrounding area. The proposed amendment to change the land use of the property from Low Density Residential to Medium Density Residential is not compatible with the existing land uses surrounding the subject property.

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

The subject property is located on a residential street and has access to Haines Avenue, a principal arterial street on the Major Street Plan. The proposed Medium Density Residential land use would generate additional traffic volumes on the residential streets in the area. City water and sewer are located on the 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 that is developed with single family residences. The proposed amendment would allow a multifamily structure to be constructed among the single family residential structures. Medium Density Residential land use in this area does not appear to be an orderly development pattern and an appropriate land use for the subject property.

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.*

Residential development is currently established in the area. Medium Density Residential land use for the subject property would create additional traffic within the area. The additional traffic may have adverse affects on the surrounding neighborhood.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 5, 2006 Planning Commission meeting if this requirement has not been met. Staff has received two objections regarding the proposed amendment at the time of this writing.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use from Low Density Residential to Medium Density Residential be denied without prejudice.