

STAFF REPORT
January 26, 2006

No. 05CA053 - Amendment to the Comprehensive Plan by revising the US Highway 16 Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre

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GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Signature Development
REQUEST	No. 05CA053 - Amendment to the Comprehensive Plan by revising the US Highway 16 Neighborhood Future Land Use Plan to change the land use designation from Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre
EXISTING LEGAL DESCRIPTION	The unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1 - 16 of Block 1, and Lots 1 - 4 of Block 2, the Villagio at Golden Eagle, formerly the unplatted portion of the E1/2 NW1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.13 acres
LOCATION	Adjacent to the east and west sides of Golden Eagle Drive north of Catron Boulevard
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Public District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and private on-site wastewater
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

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RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Neighborhood Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Neighborhood Area Future Land Use Plan to change the designation of the subject property from a Planned Residential Development with a maximum density of 1 dwelling unit per acre to a Planned Residential Development with a maximum density of 2.5 dwelling units per acre. In addition, the applicant has submitted a Layout Plat to subdivide the subject property into 20 residential lots to be known as the Villagio at Golden Eagle. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install sewer. In addition, the applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, approximately 200 feet east of its current location. (See companion items #05SV089, 05PL249 and 05CA052.)

The property is located approximately 500 feet north of Catron Boulevard along Golden Eagle Drive. Currently, the property is void of any structural development.

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 orderly extension and efficient use of public improvements, infrastructure, and services. Full utilization of properties currently served by infrastructure is encouraged. The extension of municipal services to the area and the completion of Catron Boulevard, a significant east-west arterial connection located south of the subject property, have changed conditions within the area to support the proposed

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residential development. With the completion of Catron Boulevard, it is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. In addition, the Initial and Final Planned Residential Development will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Future Land Use Committee has also stated that Comprehensive Plans may be supported when reasonable development plans have been demonstrated. The associated Layout Plat identifies a reasonable development plan for the subject property.

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

Several properties along Catron Boulevard between U.S. Highway 16 and Sheridan Lake Road are currently in the process of developing as residential areas. The proposal to amend the Comprehensive Plan as proposed is reflective of a continuation 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.

As previously indicated, properties along Catron Boulevard between U.S. Highway 16 and Sheridan Lake Road are currently in the process of developing as residential areas. Amending the Comprehensive Plan as proposed will create a node of residential development. In addition, the Initial and Final Planned Residential Development will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Initial and Final Planned Residential Development will also help mitigate any potential negative impacts the residential use may have on existing and future residential land uses within the area.

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

Catron Boulevard is located south of the subject property and is classified as a principal arterial street on the City's Major Street Plan. In addition, Catron Boulevard has been constructed accordingly. Water services exist at the south lot line of the subject property. Currently, City sewer is located approximately 3,000 feet west of the subject property in the Catron Boulevard right-of-way. Staff has noted that future development along Catron Boulevard will result in the extension of City sewer along the balance of Catron Boulevard within a projected time frame of approximately five to ten years. As such, on-site wastewater systems will be utilized on an interim basis until City sewer is extended along Catron Boulevard. As such, the proposed amendment does not appear to have an adverse effect on the surrounding properties. In addition, the Initial and Final Planned Residential

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Development will serve as a tool to mitigate any potential negative impacts the residential use may have on the adjacent properties as identified above.

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

The subject property is located north of Catron Boulevard in an area of existing residential development. The proposed amendment will allow for the continuation of the established residential development pattern.

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.*

As a part of the platting of the subject property, infrastructure will be constructed to serve the proposed residential development. In addition, additional residential development is established in the area. Staff has not identified any adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City with the assistance of the Initial and Final Planned Residential Development.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 26, 2006 Planning Commission meeting if these requirements have not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.