

STAFF REPORT
March 23, 2006

No. 06CA006 - Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre

ITEM 13

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Land Development, LLC
REQUEST	No. 06CA006 - Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 SW1/4, less the N1/2 N1/2 N1/2 N1/2 SW1/4 SW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 37.5 acres
LOCATION	South of Minnesota Street and West of Fifth Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	General Agriculture District - Public District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre be approved.

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GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the U.S. Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to a Planned Residential Development with a maximum density of 1.5 dwelling units per acre. In addition, the applicant has submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Low Density Residential District.

On March 9, 2006, the Planning Commission approved a Layout Plat to subdivide 38 acres, including the subject property, into 92 residential lots. The City Council will consider the Layout Plat on March 20, 2006. On March 9, 2006, the City approved a Planned Development Designation for the subject property.

The subject property contains 37.5 acres and is located north of Stumer Road and west of 5th Street. The property located north of the subject property is currently zoned Low Density Residential District with a Planned Residential Development. The properties located south of the subject property are currently zoned Low Density Residential District with a Planned Development Designation. The properties located east of the subject property are currently zoned General Agriculture District and Public District. The properties located west of the subject property are currently zoned General Agriculture 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 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 5th Street, a significant north-south arterial connection located east of the subject property, have changed conditions within the area to support the proposed residential development. With the completion of 5th Street, it is anticipated that this will be

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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 5th Street, south of Minnesota Street, 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 5th Street 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.*

Fifth Street is located east of the subject property and is classified as a principal arterial street on the City's Major Street Plan. In addition, 5th Street has been constructed accordingly. 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 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 west of 5th Street in an area of existing residential development. The proposed amendment will allow for the continuation of the established residential development pattern.

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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.

Notification Requirement: As of this writing, the sign has not been posted on the property nor have the certified mailings been returned. Staff will notify the Planning Commission at the March 23, 2006 Planning Commission meeting if these requirements have not been met.