

STAFF REPORT
March 23, 2006

No. 06CA007 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Low Density Residential to Medium Density Residential

ITEM 14

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06CA007 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Low Density Residential to Medium Density Residential
EXISTING LEGAL DESCRIPTION	The northern 550 feet of Lot B, Morningside Addition, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.52 acres
LOCATION	Northwest of the intersection of Thrush Drive and Gold Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District (Planned Development Designation)
East:	High Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	2/24/2006
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Low Density Residential to Medium Density Residential be approved.

GENERAL COMMENTS:

The applicant submitted this application to change the future land use designation on 5.52 acres of property from Low Density Residential to Medium Density Residential. The property is legally described as the northern 550 feet of Lot B, Morningside Addition, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. It is

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more generally described as northwest of the intersection of Thrush Drive and Gold Street.

One half of the property is currently designated as appropriate for Low Density Residential land uses and the other half is designated as appropriate for Medium Density Residential land uses. The property and is undeveloped. Properties located north of the subject property are designated Low Density Residential, west of the subject property Planned Residential Development with one dwelling units per three acres, east of the subject property is designated Low Density Residential and High Density Residential and south of the subject property is designated as appropriate for Medium Density Residential.

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.*

The applicant is proposing to amend the Comprehensive Plan to change the existing designation from Low Density Residential to Medium Density Residential. The area is a mixture of residential uses, with High Density Residential, Medium Density Residential and Low Density Residential. The purpose of the Comprehensive Plan is to encourage compact and contiguous growth along the City's fringe, to provide the orderly extension and efficient use of public improvements, infrastructure, and services. The plan also to encourages in-fill and full utilization of properties and avoid scattered or strip, residential, commercial and industrial development outside of the urban areas. The change to the Comprehensive Plan from Low Density Residential to Medium Density Residential is consistent with the overall intent of the Comprehensive Plan for the area and will provide for consistent growth with in the 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 within an area that is identified for residential uses. Staff is unaware of any changes that have occurred on the surrounding area.

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

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The subject property is located in an area with a mixture of residential land designations. One half of the property is currently designated as appropriate for Medium Density Residential land uses. The proposed amendment appears to be compatible with the existing and future land uses identified for the surrounding properties.

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

The subject property is located adjacent to Anamosa Street an arterial street, as well as Thrush Drive and Gold Street which are classified as collector streets. The future road system appears to be able to adequately handle the increase in traffic related to an increase in residential density. The proposed amendment does not appear to have an adverse effect on the surrounding area.

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 zoned for residential uses. The proposed amendment would change the subject property from Low Density Residential to Medium Density Residential. As previously noted, one half of the proposed property is currently designated as appropriate for Medium Density Residential land uses. The change from Low Density Residential to Medium Density Residential is an efficient use of the property to utilize the expanding area and the infrastructure that is in place. The change in designation would result in a logical and orderly development pattern for 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.*

Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment would have on the surrounding area based on the requested change.

As of this writing, the required sign has been posted on the property and no receipts from the certified mailing have been returned. Staff will notify the Planning Commission at the March 23, 2006 Planning Commission meeting if this requirement has not been met.

Staff recommends that the Amendment to the Comprehensive Plan to change the land use from Low Density Residential to Medium Residential be approved.