

STAFF REPORT

June 22, 2006

No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per three acres to Low Density Residential

ITEM 14

GENERAL INFORMATION:

PETITIONER	Sean Doyle
REQUEST	No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per three acres to Low Density Residential
EXISTING LEGAL DESCRIPTION	The NE1/4 NE1/4 SW1/4, less Tract 8R, Harmony Heights, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.19 acres
LOCATION	At the southern terminus of Vista Ridge Road
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Low Density Residential District - General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	Private well and on-site wastewater
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Karen Bulman / 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 on a 7.19 acre parcel from Planned Residential Development with a maximum of one dwelling unit per three acres to Low Density Residential be **approved**.

GENERAL COMMENTS: **This staff report has been revised as of June 9, 2006. All revised and/or added text is shown in bold print.** This undeveloped property contains approximately 7.19 acres and is located at the southern terminus of Vista Ridge Road.

STAFF REPORT
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No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per three acres to Low Density Residential

ITEM 14

Land located north of the subject property is zoned Low Density Residential District. Land located east of the property is zoned General Agriculture District and Low Density Residential District. Land located south and west of the subject property is zoned General Agriculture District. In addition to this Comprehensive Plan Amendment application, the applicant has submitted a Rezoning of the subject property from General Agriculture District to Low Density Residential District (06RZ012).

STAFF REVIEW: Upon review of the application, staff has noted that the legal advertisement was incorrect. As such, 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 Planned Residential Development with one dwelling unit per acre to Low Density Residential be continued to the June 22, 2006 Planning Commission so that the item can be legally advertised.

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. In-fill development and full utilization of properties currently served by infrastructure are encouraged. Currently, single family residences are located north and east of the subject property. Due to the terrain and lack of City water and sewer, this area shows slow infill growth. It appears that the subject property will allow one single family residence without infrastructure improvements. The property owner has indicated that this parcel will be developed with a single family residence. Any further subdividing of the subject property will require road and infrastructure improvements. This change is consistent with the intent of the City's Comprehensive Plan to encourage in-fill development within the City limits.

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

STAFF REPORT
June 22, 2006

No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per three acres to Low Density Residential

ITEM 14

The property is currently void of any development and is located in an area with slow growth. However, the property owner has indicated that the subject property is to be developed as a single family residence. In the future, the property may be subdivided to allow a second residential structure. This Comprehensive Plan Amendment will allow one of the homes to be located on property that is less than three acres. Any future development of the property will require road and infrastructure improvements.

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

The property is currently zoned General Agriculture District. The properties located south and west of the subject property are zoned General Agriculture District. The property located north of the subject property is zoned Low Density Residential District. The property located east of the subject property is zoned Low Density Residential and General Agriculture Districts. The current Comprehensive Plan indicates that the subject property is appropriate for Planned Residential Development with one dwelling unit per three acres land use. The applicant has indicated that the subject property is to be developed as a single family residential land use. The proposed amendment is compatible with the residential uses surrounding the subject property.

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

The applicant plans to develop the subject property for a single family residence. City sewer and water are not located in the area. On-site wastewater and a private well will serve the property. In the future, any further subdivision of the subject property will require road and infrastructure improvements. As such, the proposed amendment does not appear to have any significant adverse effect on the surrounding properties.

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 undeveloped area that is now ready for development. Any future development will require road and infrastructure improvements. The proposed amendment will allow the continuation of in-fill development within the City.

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.*

A private well and on-site wastewater system will serve the subject property. Any

STAFF REPORT
June 22, 2006

No. 06CA012 - Amendment to the Comprehensive Plan by revising the North Rapid Neighborhood Area Future Land Use Plan to change the land use designation from Planned Residential Development with one dwelling unit per three acres to Low Density Residential

ITEM 14

further development will require road and infrastructure improvements. Staff has not identified any significant adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City.

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 June 22, 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.

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 from Planned Residential Development with one dwelling unit per three acres to Low Density Residential be approved.