

STAFF REPORT
August 24, 2006

No. 06CA022 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the land use designation from Public to Low Density Residential with a Planned Residential Development

ITEM 18

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Rapid City Area School District No. 51
REQUEST	No. 06CA022 - Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the land use designation from Public to Low Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	A parcel of land located in the NW1/4 NW1/4 NE1/4, Less right-of-way, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10 acres
LOCATION	Northwest of the intersection of Enchanted Pines Drive and Fifth Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Residential Development)
East:	Public District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/28/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the South Robbinsdale Neighborhood Future Land Use Plan to change the land use designation from Public to Low Density Residential with a Planned Residential Development be approved.

GENERAL COMMENTS: This undeveloped property contains approximately ten acres and is located northwest of the intersection of Enchanted Pines Drive and Fifth Street. The property is currently zoned Public District. Land located north and east of the subject

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property is zoned Public District. Land located west of the subject property is zoned Low Density Residential District with a Planned Residential Development. Land located south of the subject property is zoned Medium Density Residential District with a Planned Residential Development. In addition to this Comprehensive Plan Amendment application, the applicant has submitted a Rezoning of the subject property from Public District to Low Density Residential District (06RZ027) and a Planned Development Designation (06PD058).

On July 27, 2006, the Planning Commission approved a Preliminary Plat to subdivide a portion of the subject property into six lots. The City Council will consider the Preliminary Plat on August 21, 2006. (See companion item# 06PL102.) The applicant is proposing to change the zoning designation and the Future Land Use Plan designation in order to obtain a building permit for a residential structure on each of the proposed lot(s).

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. In-fill development and full utilization of properties currently served by infrastructure are encouraged. This change is consistent with the intent of the City's Comprehensive Plan to encourage the orderly extension of contiguous growth along the City's fringe.

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

The property is owned by the Rapid City Area School District. It was originally anticipated to be the future site of a public school. However, the applicant has indicated that another school is not warranted in this area. As such, the applicant is proposing to change the land use designation on the property to allow alternative development.

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 property located west of the subject property is zoned Low Density Residential District with a Planned Residential Development. The property located south of the subject property is zoned Medium Density Residential District with a Planned Residential Development. The properties located east and north of the subject property are zoned Public District. The proposed amendment to change the land use from Public to Low Density Residential with a Planned Residential Development appears to be compatible with the residential uses surrounding the subject property.

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

The existing street(s) and utilities abutting the subject property are designed to serve a Low Density Residential development. 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. Road and infrastructure improvements will be extended as development occurs. The proposed amendment will allow the continuation of residential development within the City. The proposed change would result in a logical and orderly 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.*

City water and sewer will be extended into the subject property and road and drainage networks are located adjacent to the subject property. In particular, the existing street(s) and utilities abutting the subject property are designed adequately to serve a Low Density Residential development. Adequate water and sanitary sewer service is available to support low density residential development. In addition, the Initial and Final Planned Residential Development will help to mitigate any negative effects the development may have on existing or future land uses in the area. 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 August 24, 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.