

STAFF REPORT  
October 26, 2006

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**No. 06CA044 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Public**      **ITEM 27**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 06CA044 - Amendment to the Comprehensive Plan to change the land use designation from Residential to Public</b>
EXISTING LEGAL DESCRIPTION	Tract H, McMahon Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .86 acres
LOCATION	West of Champion Drive and east of Vicki Powers Park
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Low Density Residential District
East:	Medium Density Residential District (Planned Residential Development)
West:	Public District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/2/2006
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Public be continued to the November 9, 2006 Planning Commission meeting.

GENERAL COMMENTS: This undeveloped property contains approximately .86 acres and is located West of Champion Drive and east of Vicki Powers Park. The property is currently zoned Medium Density Residential District with a Planned Residential Development. The property located north and east of the subject property is zoned Medium Density Residential District with a Planned Residential Development. Property located south of the subject property is zoned Low Density Residential District. Property located west of the subject property is zoned Public District and is owned by the City of Rapid City. In addition to this application for Rezoning from Medium Density Residential District to Public District, the applicant has submitted a Rezoning from Medium Density Residential District to Public

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District (06RZ038) and a SDCL 11-6-19 Review to allow the donation of park land (06SR066).

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. In addition, another goal of any Future Land Use Plan is to assess neighborhood and regional park and recreation needs and demands. This park has been identified as a neighborhood level park. The additional land acquired by the City will provide accessibility to the park land through the adjacent Champion Drive. 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 and to identify appropriate neighborhood level parks.

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

The undeveloped subject property is proposed for future park development. The donation of the land for this purpose will provide better accessibility to the park. The adjacent property north, south and east of the subject property is identified as appropriate for residential land use. With the additional construction of residential structures in the area, the park will become a viable and essential request from citizens of the area. The proposed Amendment to the Comprehensive Plan to change that land use from Residential to Public and the subsequent rezoning of the subject property from Medium Density Residential to Public will allow the parkland to be extended for better accessibility and public use.

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

The adjacent property north and east of the subject property is zoned Medium Density Residential District with a Planned Residential Development. The property located south of the subject property is zoned Low Density Residential District. The property located west of the subject property is zoned Public District. The proposed amendment to change the land

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use from Residential to Public appears to be compatible with the residential uses adjacent to the subject property.

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

The existing streets and utilities adjacent to the subject property are designed to serve a residential neighborhood and public development. Champion Drive will be located east and adjacent to the subject property and will connect to Kathryn Avenue and Haines Avenue, a principal arterial street on the City's Major Street Plan. Future street improvements and infrastructure improvements will be completed with the future development of the subject property. With the extension of that infrastructure, 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. Street and infrastructure improvements will be extended as development occurs. Residential development is currently taking place in the area. The proposed amendment will allow the continuation of this park development to service the residential area 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 street networks are located adjacent to the subject property. The existing streets and utilities adjacent to the subject property are designed adequately to serve residential and public development. 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 been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed request at the time of this writing.

Due to an error by the Rapid City Journal, the Comprehensive Plan Amendment has not been legally advertised. As such, Staff recommends that the Amendment to the Comprehensive Plan to change the land use designation from General Agriculture to General Commercial with a Planned Commercial Development be continued to the November 9, 2006 Planning Commission meeting to allow the application to be legally advertised.