

STAFF REPORT
November 9, 2006

No. 06CA043 - Amendment to the Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential with a Planned Residential Development

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GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 06CA043 - Amendment to the Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	Lots 1 thru 6, Tract A; Lots 7 and 8, Tract B, all of Lot 1 of New Park Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.25 acres
LOCATION	West of Haines Avenue and north of Kathryn Avenue
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential II District
South:	Public District
East:	Low Density Residential II District
West:	Public District
PUBLIC UTILITIES	Under Construction (TIF District)
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Rodney Proffitt / Emily Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation from Park Forest to Low Density Residential with a Planned Residential Development be **approved**.

GENERAL COMMENTS:

(Update October 28, 2006. All revisions to this report are shown in bold.) This item was continued to the November 9, 2006 Planning Commission meeting to allow the legal notification requirement to be met. Please note the notification requirement has been met.

The Long Range Comprehensive Plan (2000) identified the future use for the subject

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property as Park Forest. This request is for a change to Low Density Residential with a Planned Residential Development Designation. A companion application has been submitted rezoning the subject property from Public to Low Density Residential (06RZ053). The area to the north of the subject property is existing residential development composed of single and two-family dwelling units. The area to the north is zoned Low Density Residential-2. A school and a park are planned for land located west and south of the subject property. These areas are zoned Public. Finally, the area to the east is zoned as Low Density Residential-2.

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 Plan to remain viable and keep pace with the changing marketplace, periodic adjustments to reflect changing conditions will be required.

Staff has reviewed this proposed Comprehensive Plan Amendment for conformance with the six (6) criteria established in §2.60.160(D) of the Rapid City Municipal Code. A summary of Staff findings follows:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

Goal #2 of the Future Land Use Plan states that the City is to “concentrate new growth in the Rapid City urban area and protect existing rural areas from urban sprawl through planned development.” The proposed density is compatible with the existing adjacent and nearby development. The proposed Planned Development Residential designation will provide additional review and potential mitigation of any adverse effects.

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

The property is in an area experiencing growth and development. Infrastructure has been extended to the area allowing the increase in density. The extension of infrastructure and increased density of development constitute the changing conditions warranting the change in the land use.

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

The surrounding area is all residential with services and public infrastructure being built to accommodate the uses proposed in this request. The density is lower than the area north of the subject property, but the development is buffered by a drainage easement, and separate access collector streets mitigate traffic impacts. Any other potential need to mitigate impacts can be addressed through the Planned Residential Designation.

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

Water and sewer facilities are being constructed, and will be available to the subject property. Staff is not aware of any significant adverse impacts on the surrounding properties that would result from the proposed amendment to the Comprehensive Plan. The required Planned Development designation will provide additional review and potential mitigation of any adverse effects.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The planning for this project has been consistent with the existing urbanized development that has already taken place north of this location. The proposed amendment appears to be a logical and orderly extension of the existing 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.*

The Planned Development procedures will ensure that potential impacts are mitigated.

As of this writing, the required sign has been posted on the property, and the receipts from the certified mailing have been returned. Staff has received no objections regarding the proposed request at the time of this writing.