

STAFF REPORT
November 22, 2006

No. 06CA047 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Park Forest to Low Density Residential

ITEM 46

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06CA047 - Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Park Forest to Low Density Residential
EXISTING LEGAL DESCRIPTION	Lot 1 of Tract K-1 of Canyon Park Estates, Section 18, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.363 acres
LOCATION	5740 West Highway 44
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Flood Hazard District
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Canyon Sanitary District and Private Well
DATE OF APPLICATION	10/27/2006
REVIEWED BY	Karen Bulman / Todd Peckosh

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan by revising the Future Land Use Plan to change the land use designation from Park Forest to Low Density Residential be approved.

GENERAL COMMENTS: This residentially developed property contains approximately 2.363 acres and is located at 5740 West Highway 44. The subject property was annexed effective October 31, 2005 (05AN010) and is zoned No Use District. The property located north, south and west of the subject property is zoned Suburban Residential District by Pennington County. The property located east of the subject property is zoned Flood Hazard District. An application to rezone the property from No Use District to Low Density Residential District (06RZ054) has been submitted in conjunction with this Comprehensive Plan Amendment.

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The subject property is located in an area that is zoned by Pennington County for residential uses. A residence is located on the subject property and the infrastructure for sewer is serviced by Rapid Canyon Sanitary District. West Highway 44, a principal arterial on the City's Major Street Plan, is located adjacent to the subject property.

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.

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

The subject property was annexed into the City limits and zoned No Use District. An application to change the zoning from No Use District to Low Density Residential District has been submitted by the City. The subject property is residentially developed and located adjacent to West Highway 44, a principal arterial on the City's Major Street Plan. Infrastructure is supplied by the Rapid Canyon Sanitary District. The annexation of the property is the changing condition warranting the change in land use.

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

The property located north, south and west of the subject property is zoned Suburban Residential by Pennington County. The property located east of the subject property is zoned Flood Hazard District. Prior to annexation, the subject property was zoned Suburban Residential by Pennington County. The proposed amendment to change the land use from Park Forest to Low Density Residential appears to be compatible with the residential uses adjacent to the subject property.

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

The subject property is residentially developed and located adjacent to West Highway 44, a principal arterial on the City's Major Street Plan. Sewer is supplied by the Rapid Canyon Sanitary District and a private well provides the water. 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.*

An existing residence is located on the subject property and residential structures are located east of the subject property. The balance of the surrounding property is zoned by Pennington County for residential uses but is undeveloped at this time. The existing residential development and the existence of infrastructure indicates that 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.*

South Dakota Highway 44 is located adjacent to the subject property providing adequate access for Low Density Residential development. Adequate water and sanitary sewer service is available through a private well and the Rapid Canyon Sanitary District. 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 at the November 22, 2006 Planning Commission meeting if this requirement has 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 to change the land use designation from Park Forest to Low Density Residential be approved.