

STAFF REPORT
January 4, 2007

No. 06CA052 - Amendment to the Comprehensive Plan by revising the Long Range Comprehensive Plan to change the land use designation from General Agriculture to Residential

ITEM 21

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06CA052 - Amendment to the Comprehensive Plan by revising the Long Range Comprehensive Plan to change the land use designation from General Agriculture to Residential
EXISTING LEGAL DESCRIPTION	A 33 foot wide strip of land adjacent to the easterly boundary of the N1/2 of the SE1/4 of the SE1/4, and a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4 of the NE1/4, and a 33 foot wide strip of land adjacent to the easterly boundary of the SE1/4 of the SE1/4 of the NE1/4; and a 33 foot wide strip of land adjacent to the easterly boundary of the NE1/4 of the SE1/4, all located in Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 Acres
LOCATION	West of Haines Avenue and north of Country Road West
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Medium Density Residential District
East:	Low Density Residential District - Medium Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	12/8/2006
REVIEWED BY	Rodney Proffitt / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan by revising the Long Range Comprehensive Plan to change the land use designation from General Agriculture to Residential be approved.

GENERAL COMMENTS: This is undeveloped section line right-of-way property located west of

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the Auburn Hills Subdivision. The subject property contains approximately 2.5 acres, which is a 33 foot wide strip of land adjacent to the easterly boundary of the N1/2 SE1/4 SE1/4, the NE1/4 SE1/4 and the SE1/4 NE1/4, all located in Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota. The property was annexed into the City effective September 4, 2005 (05AN008). The property is currently zoned "No Use" District. Land located north and west of the subject property is outside the corporate limits of the City and is zoned General Agriculture District. Property located east of the subject property is zoned Low Density Residential District and Medium Density Residential District. Property located south of the subject property is zoned Medium Density Residential District. In addition to this Comprehensive Plan Amendment application, the City has also submitted applications for Rezoning the subject property from No Use District to Medium Density Residential District (06RZ068 and 06RZ070) and to Low Density Residential District (06RZ069).

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 is outlined below:

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

The subject property is in an area experiencing growth and development. Infrastructure has been extended to Auburn Hills Subdivision allowing an increase in density for residential development. The proposed land use is compatible with the existing adjacent and nearby development taking place within the City.

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

The annexation of the subject property into the City of Rapid City constitutes the changing condition 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*

Auburn Hills Subdivision is a residential development – zoned Low Density Residential District and Medium Density Residential District. Property located west and north of the subject property is not within the corporate limits of the City, and remains undeveloped with zoning designated General Agriculture District. The right-of-way will eventually serve the

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development already taking place in Auburn Hills Subdivision therefore bringing the Future Land Use Plan into conformity with Low Density Residential District and Medium Density Residential District uses is compatible with existing and proposed uses surrounding the subject land.

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

Staff is not aware of any significant adverse impacts on the surrounding properties that would result from the proposed amendment to the Comprehensive Plan.

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

Significant residential development has already taken place nearby and adjacent to the subject property. Annexation and zoning of right-of-way to serve that development is part of a logical and orderly development pattern. The proposed amendment to the Comprehensive Plan appears to be the result of 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.*

Staff has not identified any significant adverse affects on other parts of the City resulting from this request.

As of this writing, the required sign has been posted, but the green receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at its January 4, 2007 meeting if these requirements have not been met. Staff has received two inquiries, but no 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 Agriculture to Residential be approved.