

STAFF REPORT
August 9, 2007

No. 07CA033 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Medium Density Residential with a Planned Residential Development

ITEM 14

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for OS Development
REQUEST	No. 07CA033 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Medium Density Residential with a Planned Residential Development
EXISTING LEGAL DESCRIPTION	A tract of land located in the NW1/4 NE1/4 of Section 27, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Being more particularly described as follows: Commencing at the East 1/4 Corner of said Section 27, said point being monumented with a rebar below the surface of the asphalt and having two reference monuments consisting of a brass cap and iron pipe, one bears N41°22'55"W 49.48 feet, the second bears N35°10'06"E 42.14 feet; Thence N34°57'40"W 2433.52 feet to the True Point of Beginning; Thence N39°20'03"E 186.87 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 800.00 feet and a chord bearing of N31°18'22"W; Thence along said curve a distance of 553.18 feet; Thence S42°01'34"W 152.10 feet to the beginning of a curve concave to the southeast and having a radius of 480.00 feet; Thence along said curve a distance of 184.53 feet; Thence S20°00'00"W 105.33 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 1200.00 feet and a chord bearing of S58°54'00"E; Thence along said curve a distance of 464.96 feet to the True Point of Beginning, from which the Center 1/4 corner of said Section 27 bears S33°29'08"W a distance of 2270.05 feet, said point being monumented with a rebar and aluminum cap stamped C 1/4 LS 6014
PARCEL ACREAGE	Approximately 3.05 acres
LOCATION	West of the intersection of Reservoir Road and Southside Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	

STAFF REPORT
August 9, 2007

No. 07CA033 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Medium Density Residential with a Planned Residential Development

ITEM 14

North:	No Use District
South:	No Use District
East:	No Use District
West:	No Use District

PUBLIC UTILITIES	To Be Extended
------------------	----------------

DATE OF APPLICATION	7/13/2007
---------------------	-----------

REVIEWED BY	Jonathan Smith / Todd Peckosh
-------------	-------------------------------

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Agriculture to Medium Density Residential with a Planned Residential Development be continued to the August 23, 2007 Planning Commission Meeting to allow the applicant time to submit additional information.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation from Agriculture to Medium Density Residential with a Planned Residential Development. The property consist of 3.05 acres and is located approximately 3,000 feet south of the intersection of South Dakota Highway 44 and Reservoir Road, on the west side of Reservoir Road. The property was annexed (#07AN002) into the City on April 16, 2007. A Layout Plat (#07PL047), which includes the property, was approved by Council on April 16, 2007. Currently the property is zoned No Use District and is void of any structural development. A request to rezone the property from No Use District to Medium Density Residential District (#07RZ053) has been filed in conjunction with this Comprehensive Plan Amendment request. A Planned Development Designation (#07PD052) was approved on July 30, 2007 subject to approval of the related rezoning request. The purpose of the Planned Development is to provide deviations from conventional zoning and subdivision regulations to promote optimal methods of land development, and encourage imaginative urban design. Issues such as parking, landscaping, building elevations and signage will all be addressed as part of the planned development.

The associated Layout Plat indicates that the proposed development identified as "Morningstar Subdivision" will consists of several land uses/ zoning classifications including Neighborhood Commercial District, Low Density Residential District, Medium Density Residential District, High Density Residential District, and General Agriculture District. The Layout Plat identifies that 388 acres will be subdivided into 734 lots with 910 dwelling units.

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 REPORT
August 9, 2007

No. 07CA033 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Medium Density Residential with a Planned Residential Development

ITEM 14

The Future Land Use Committee 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 the Future Land Use Committee 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 preserve and enhance the existing economic base of Rapid City to achieve continued and well balanced economic development and employment opportunities. The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation from Agriculture to Medium Density Residential with a Planned Residential Development. Currently the land use of the property is agriculture. As noted the property was recently annexed into the City. Upon annexation the property was rezoned No Use District. Since the property is located on the fringe of the urban area and is currently used for agricultural purposes, it likely will be undergoing urbanization in the future due to its location between the developed urban area of the City and the City's Water Reclamation Plant.

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

Currently, the property is unoccupied. The recent annexation of this property constitutes the changing conditions within the vicinity of the property. Additionally, the Prairiefire development southeast of the site has resulted in the extension of sanitary sewer service in the area making it more feasible for utilities to be extended to this site and for the property to be developed.

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

A proposed zoning exhibit submitted by the applicant identifies the proposed Medium Density Residential located in an area that is surrounded by proposed Low Density Residential development. Staff has noted that there is no buffering between the land uses, and that the proposed location of the Medium Density Residential property is not abutting a proposed collector or arterial street. The location of a higher density residential development within the lower density residential development will lead to higher traffic vehicular volumes being required to traverse single family residential neighborhoods creating safety concerns. The location of medium density residential along the periphery of the low density residential development would be a more appropriate means of egress and ingress for such use. Staff recommends that an alternative location for the proposed Medium Density Residential be considered.

STAFF REPORT
August 9, 2007

No. 07CA033 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Medium Density Residential with a Planned Residential Development

ITEM 14

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

As noted a above proposed zoning exhibit submitted by the applicant identifies the proposed Medium Density Residential District located in an area that is surrounded by proposed Low Density Residential District development. Staff has noted that there is no buffering between the land uses, and that the proposed location of the Medium Density Residential property is not abutting a proposed collector or arterial street. The location of a higher density residential development within the lower density residential development will lead to higher traffic vehicular volumes being required to traverse single family residential neighborhoods creating safety concerns. The location of medium density residential along the periphery of the low density residential development would be a more appropriate means of egress and ingress for such use. Staff recommends that an alternative location for the proposed Medium Density Residential District be considered.

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

Because the proposed Medium Density Residential is located in area surrounded by Low Density Residential with no adjacent proposed collector or arterial streets, or no proposed buffering of land uses, staff finds that the location of the proposed Medium Density Residential is inappropriate and future development of this property would likely hinder orderly development.

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.*

Changing the land use to Medium Density Residential will potentially increase traffic and noise and may put a burden on the local streets. City water and sewer will be extended to the property. A proposed exhibit submitted by the applicant identifies the proposed Medium Density Residential property located in an area where it is surrounded by proposed Low Density Residential property. Staff has noted that there is no buffering between the land uses, and that the proposed location of the Medium Density Residential property is not abutting a proposed collector or arterial street, which would be a more appropriate means of egress and ingress for such a use. Staff recommends an alternative location for the proposed Medium Density Residential property.

The proper sign has been posted on the property. The green card receipts from the certified mailing have not been returned as of this writing. Staff will notify the Rapid City Planning Commission at its meeting on August 23, 2007 if the receipts have not been returned prior to the meeting. Staff has received no inquiries or objections concerning this rezoning request.

STAFF REPORT
August 9, 2007

No. 07CA033 - Amendment to the Adopted Comprehensive Plan to change the land use designation from General Agriculture to Medium Density Residential with a Planned Residential Development

ITEM 14

Staff has noted that additional information is needed in order to complete the review of this Comprehensive Plan Amendment request to determine if changing the future land use designation from Agriculture to Medium Density Residential with a Planned Residential Development is appropriate. Staff recommends that this item be continued to the August 23, 2007 Planning Commission meeting to allow it to be considered with the rezoning request.

STAFF REPORT
August 9, 2007

**No. 07CA033 - Amendment to the Adopted Comprehensive Plan to
change the land use designation from Agriculture to Medium
Density Residential with a Planned Residential Development**

ITEM