

STAFF REPORT

June 5, 2008

No. 08CA019 - Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan to change the land use designation from Park Forest District to Low Density Residential District

ITEM 26

GENERAL INFORMATION:

APPLICANT	Joe Muth for Doeck, L.L.C.
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Doeck LLC
REQUEST	No. 08CA019 - Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan to change the land use designation from Park Forest District to Low Density Residential District
EXISTING LEGAL DESCRIPTION	A portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the easterly $\frac{1}{4}$ section corner of Section 14, T2N, R7E, BHM, common with the westerly $\frac{1}{4}$ section corner of Section 13, T2N, R7E, BHM, and the Point of Beginning; Thence, first course: S00°02'25"W, along the Section Line common to said Sections 13 and 14, a distance of 338.77 feet; Thence, second course: N46°19'06"W, a distance of 364.65 feet; Thence, third course: N00°21'21"W, a distance of 576.95 feet; Thence, fourth course: N14°28'41"W, a distance of 182.07 feet; Thence, fifth course: N00°21'21"W, a distance of 85.00 feet; Thence, sixth course: N00°07'31"W, a distance of 52.00 feet; Thence, seventh course: N89°52'29"E, a distance of 0.75 feet; Thence, eighth course: N00°07'31"W, a distance of 111.82 feet; Thence, ninth course: N89°52'29"E, a distance of 130.75 feet; Thence, tenth course: S00°07'31"E, a distance of 11.82 feet; Thence, eleventh course: N89°52'29"E, a distance of 185.16 feet, to a point on the Section Line common to said Sections 13 and 14; Thence, twelfth course: S00°10'27"W, along the Section Line common to said Sections 13 and 14, a distance of 904.01 feet, to the easterly $\frac{1}{4}$ section corner of Section 14, T2N, R7E, BHM, common with the westerly $\frac{1}{4}$ section corner of Section 13, T2N, R7E, BHM, and the Point of Beginning
PARCEL ACREAGE	Approximately 7.228 acres

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LOCATION	At the western terminus of Auburn Drive
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	Low Density Residential District
West:	No Use District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	5/9/2008
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest District to Low Density Residential District be approved.

GENERAL COMMENTS: This undeveloped property contains approximately 7.228 acres and is located at the western terminus of Auburn Drive. The property was annexed effective October 11, 2007 (File #07AN004) and is zoned No Use District. A Preliminary Plat (File #08PL020) to subdivide the property into residential lots as part of Phase Four of Auburn Hills Subdivision was approved April 21, 2008 by the City Council.

Land located north, south and west of the property is zoned No Use District. Land located east of the property is zoned Low Density Residential District. The draft Deadwood Avenue Neighborhood Future Land Use Plan indicates that this property is appropriate for Planned Residential Development with one dwelling unit per three acres. The Adopted Comprehensive Plan indicates that the property is appropriate for Park Forest land uses. An application to rezone the property from No Use District to Low Density Residential District (08RZ017) has been submitted in conjunction with this Comprehensive Plan Amendment.

The Future Land Use Committee met May 15, 2008 and approved the Amendment to the Comprehensive Plan to change the land use from Park Forest to Low Density Residential.

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.

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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. Residential uses are located east of this property and are currently served by City water and sewer. The residential uses will continue for this property, as indicated by the approved Preliminary Plat (File #08PL020), and will be served by the extension of City water and sewer. This change is consistent with the intent of the City's Comprehensive Plan goal to encourage the orderly extension of contiguous growth along the City's fringe.

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 in conjunction with this request. The property is currently void of any development but is located adjacent to current residential development. The annexation of the property and the continuation of the adjacent residential development 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.*

Land located north, south and west of the property is zoned No Use District following annexation. An application to rezone this adjacent property from No Use to General Agriculture as a holding zone has been submitted by the City. Land located east of the property is zoned Low Density Residential District. 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 property.

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

The undeveloped property is part of in a Preliminary Plat (File #08PL020) that has been approved to create 55 residential lots. Cobalt Street will be extended to serve the area. Water and sewer located in Cobalt Street are proposed to be extended into the property as

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development occurs. Currently there is water and sewer capacity to serve the property without additional improvements and adequate water flows for fire and domestic usage. 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 property is located in an undeveloped area that is now ready for development. Road and infrastructure improvements will be extended as development occurs. The surrounding property is proposed to be zoned for agriculture uses as a holding zone. The proposed amendment will allow the continuation of residential development within the City. The existing residential development adjacent to the property 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.*

Cobalt Street is located adjacent to the property providing adequate access for Low Density Residential development. Adequate water flows for fire and domestic usage and sanitary sewer service is available. No significant adverse effects resulting from the Comprehensive Plan Amendment have been identified.

The Future Land Use Committee met on May 15, 2008 and recommended approval of the Amendment to the Comprehensive Plan to change the land use from Park Forest to Low Density Residential for this property. The Committee indicated that the change in use would allow the continuation of residential development currently existing east of the property.

As of this writing, the required sign has been posted on the property; however, the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the June 5, 2008 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.

The Future Land Use Committee recommends that the Amendment to the Comprehensive Plan to change the land use designation from Park Forest to Low Density Residential be approved.