

STAFF REPORT  
September 4, 2008

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**No. 08CA028 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest District to Low Density Residential District**

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**ITEM 9**

GENERAL INFORMATION:

APPLICANT	Joe Muth for Doeck, L.L.C.
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Doeck, LLC
REQUEST	<b>No. 08CA028 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Park Forest District to Low Density Residential District</b>
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 1 of Block 13 of Auburn Hills Subdivision, located in the NE1/4 NE1/4, Section 23, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.33 acres
LOCATION	Northwest of the intersection of Bunker Drive and Alma Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Low Density Residential District (Planned Residential Development)
East:	Low Density Residential II District
West:	General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
DATE OF APPLICATION	8/8/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the Adopted

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Comprehensive Plan to change the land use designation from Park Forest District to Low Density Residential District be approved.

GENERAL COMMENTS: The property contains approximately 2.33 acres and is located north of the intersection of Bunker Drive and Alma Street. The property is currently zoned General Agricultural District. The Future Land Use Plan identifies the property as Park Forest District. The applicant is proposing to amend the Comprehensive Plan for the property from Park Forest District to Low Density Residential District. The property to the north is currently zoned General Agricultural District. The property to south is currently zoned Low Density Residential District with a Planned Residential Development. The property to the east is currently zoned Low Density Residential II District, and the property to the west is currently zoned General Agricultural District.

The Future Land Use Committee met August 14, 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 plan to remain usable 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 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 applicant is proposing to amend the Comprehensive Plan for this property from Park Forest District to Low Density Residential District. Continued growth and development in the area constitute the changing conditions that warrant the proposed change to the Comprehensive Plan.

3. *Whether and the extent to which the proposed amendment is compatible with existing*

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*and proposed uses surrounding the subject land*

As noted above, the applicant is proposing to amend the Comprehensive Plan and Zoning Designation for the property. In addition, the property is adjacent to residential property on the south and east. 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 development of Bunker Drive and the surrounding development has resulted in the extension of City water and sewer to this area. As such, the proposed amendment does not appear to have any significant adverse effect on the surrounding properties if adequate infrastructure is extended in conjunction with the development of the property.

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

Recent growth along Bunker Drive and the surrounding development that continues to occur in the area is resulting in the demand for more residential development in this area of the City. The existing residential development adjacent to the property and the existence of municipal services to the area creates 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.*

Development issues, including drainage, access, landscape buffers, utilities, and any other issues, will be addressed as a part of the development of the property. In addition, the Staff has not identified any significant adverse affects that would result by amending the land use of the property from General Park Forest District to Low Density Residential District, if adequate infrastructure is extended in conjunction with the development of the property. 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 applicant should be aware, that section 17.50.250 of the Rapid City Municipal Code states that no dwelling shall be erected on a lot which does not abut on at least one street for at least 25 feet and Section 17.34.040 of the Rapid City Municipal Code states that the lot shall abut on a street for a distance of not less than 25 feet. As such, upon submittal of a Preliminary Plat application construction plans providing frontage on a public street of not less than 25 feet, or provide a revised plat document incorporating this property with the currently platted lot to the south, or a Variance from the Rapid City Zoning Board of Adjustment must be obtained.

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Notification:

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 inquiries regarding the proposed request at the time of this writing.

The Future Lands 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.