

STAFF REPORT
January 22, 2009

No. 08CA042 - Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan by changing the land use designation from Low Density Residential to Low Density Residential II

ITEM 8

GENERAL INFORMATION:

APPLICANT	Gary Rasmusson for Walgar Development Corp.
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Gary Rasmusson
REQUEST	No. 08CA042 - Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan by changing the land use designation from Low Density Residential to Low Density Residential II
EXISTING LEGAL DESCRIPTION	Lot 27 of Block 23 of Robbinsdale Addition No. 10, located in the NW1/4 SE1/4, E1/2 NW1/4 SE1/4, and in the SW/14 NE1/4 SE1/4, all in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.296 acres
LOCATION	4182 Wisconsin Avenue
EXISTING ZONING	Office Commercial District - Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Office Commercial District
East:	Low Density Residential District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/14/2008
REVIEWED BY	Patsy Horton / Mary Bosworth

RECOMMENDATION: The Future Land Use Committee recommends that the Amendment to the Adopted Comprehensive Plan to revise the Future Land Use Plan by changing the land use designation from Low Density Residential to Low Density Residential II be approved.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the South Robbinsdale Future Land Use Plan to change the land use designation from Low Density Residential to Low Density Residential II. In addition, the applicant has submitted associated rezoning applications (#08RZ050, #08RZ051, #08RZ052 and #08RZ053) to

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change the zoning designations from Office Commercial and Low Density Residential to Low Density Residential II.

The property is located at the northeast corner of Wisconsin Avenue and Minnesota Street and currently void of development.

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 are required.

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's 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 in-fill development and full utilization of properties currently served by infrastructure. The Low Density Residential II Zoning District creates a transition area between the existing office commercial land uses and the existing single-family residential land uses and provides a cohesive district along Minnesota Street, currently identified as a minor arterial street on the Major Street Plan. This proposed change is consistent with the intent of the City's Comprehensive Plan goal to encourage in-fill development and provide buffering areas between residential and commercial land uses.

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

The relocation of the Minnesota Street right-of-way created the changing conditions by leaving the parcel with three separate zoning designations. The proposed amendment will create a transition area between the existing single family uses to the north and east and the office commercial uses to the south and west.

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

Land located north and east of the property is zoned Low Density Residential. Land located west and south is zoned Office Commercial. The proposed amendment to change the land use from Low Density Residential to Low Density Residential II appears to be compatible with the residential uses adjacent to the property along the north and east and provides a residential transition area from the office commercial uses south and west into the single family residential land uses.

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

The property is currently vacant. However, City water and sewer are currently located just west of the property boundary in the Wisconsin Avenue right-of-way. Both Wisconsin Avenue and Minnesota Street are constructed. Utilization of the existing infrastructure creates better use of existing services. 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 proposed amendment will encourage residential in-fill development within the City. The existence of infrastructure adjacent to the property indicates that the proposed change would result in a logical and orderly development pattern. The proposed amendment will create a transition area adjacent to Minnesota Street, a minor arterial on the Major Street Plan, between the existing single family uses to the north and east and the office commercial uses to the south and west.

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.*

The Future Land Use Committee 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 January 22, 2009 Planning Commission meeting if these requirements have 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 approval of the request to amend the Comprehensive Plan by changing the land use designation from Low Density Residential to Low Density Residential II.