

STAFF REPORT
November 4, 2010

No. 10CA044 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential

ITEM 7

GENERAL INFORMATION:

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| APPLICANT | City of Rapid City |
| PROPERTY OWNER | Multiple Property Owners |
| REQUEST | No. 10CA044 - Amendment to the Comprehensive Plan to change the land use designation from Low Density Residential to Medium Density Residential |
| EXISTING LEGAL DESCRIPTION | Lot 3A of Lot 3 of SW1/4NW1/4 and the Balance of Lot 3 in the SW1/4NW1/4 and the south 20 feet of Garden Lane right-of-way located adjacent to Lot 3A of Lot 3 of SW1/4NW1/4, Lot 3E of Lot 3 of the SW1/4NW1/4, Lots 1 through 7, Fravel Tract, and the east 33 feet of S Valley Drive right-of-way located adjacent to Lot 3A of Lot 3 of SW1/4NW1/4 and the Balance of Lot 3 in the SW1/4NW1/4, and the north 15 feet of Orchard Lane right-of-way located adjacent to Lots 3 through 7 of Fravel Tract, all located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 12.30 acres |
| LOCATION | Northeast corner of South Valley Drive and Orchard Lane |
| EXISTING ZONING | No Use District |
| SURROUNDING ZONING | |
| North: | Low Density Residential District |
| South: | No Use District |
| East: | Medium Density Residential District |
| West: | No Use District |
| PUBLIC UTILITIES | Rapid Valley Sanitary District |
| DATE OF APPLICATION | 11/8/2010 |
| REVIEWED BY | Patsy Horton / Karley Halsted |

RECOMMENDATION:

The Future Land Use Committee recommends that the Amendment to the adopted Comprehensive Plan to change the future land use designation from Low Density Residential

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to Medium Density Residential be approved.

GENERAL COMMENTS: This property contains 12.3 acres and is located east of Valley Drive and south of S.D. Highway 44. The property was annexed into the City limits (#08AN011) effective June 4, 2009, and subsequently zoned No Use District. Land located north of the property is zoned Low Density Residential District. Land located east of the property is zoned Medium Density Residential District. Land located south and west of the property is zoned No Use District. The property was zoned Suburban Residential District by Pennington County prior to annexation. A Conditional Use Permit was approved by Pennington County in 1997 (#97-43) for the South Valley Drive Mobile Home Park along South Valley Drive. There are no records of approval for the two additional properties where mobile home parks are located. There are also three single family structures on individual lots along South Valley Drive.

The Southeast Connector Neighborhood Area Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land use. An associated Rezoning application (#10RZ047) has also been submitted to change zoning district from No Use District to Medium Density Residential District.

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 the 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 both the levels of demand in the market and to the orderly extension and efficient use of public improvements, infrastructure and services. Amending the Comprehensive Plan will help encourage in-fill and full utilization of properties currently served by, or in close proximity to, infrastructure. The proposed change from Low Density Residential to Medium Density Residential is consistent with the intent of the in-fill goal within the comprehensive plan.

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

On closer review, the Future Land Use Committee identified that this property is appropriate for Medium Density Residential uses instead of Low Density Residential

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land uses. The principal uses of land may range from single family to multiple family apartment uses. Currently, there are four single family homes and more than 40 mobile homes located on the property. Mobile home parks are allowed in the Medium Density Residential District with a Conditional Use Permit or a Planned Residential Development. The property to the east also includes a mobile home park. Residential property is also located adjacent to the properties. After additional review, the Future Land Use Committee identified the appropriate land use for the area as Medium Density Residential.

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

The properties are located adjacent to areas that support medium density residential land uses. Land located to the north and west of the property is zoned Low Density Residential and single family homes are located on the properties. Land located to the east of the properties is zoned Low Density Residential with a single family home located on the adjacent property and zoned Medium Density Residential with a Planned Residential Development and includes a mobile home park with 39 mobile homes. Land to the south is zoned No Use District. The proposed amendment to change the land use from Low Density Residential to Medium Density Residential appears to be compatible with the existing uses on the properties and the adjacent properties.

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

The properties are currently used for single family homes and two mobile home parks. The properties are served with water and sewer service through Rapid Valley Sanitary District. South Valley Drive provides access to the properties and the numerous residential sites located along South Valley Drive. The proposed amendment would not appear to result in any significant effects on the surrounding properties.

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

The Future Land Use Committee found that the proposed amendment will encourage in-fill development. Amending the Comprehensive Plan will help provide efficient use of public improvements, infrastructure and services by utilizing existing infrastructure.

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 properties are served with water and sanitary sewer service by Rapid Valley Sanitary District. The Future Land Use Committee has not identified any significant adverse effects that the proposed Comprehensive Plan Amendment would have on the surrounding area or on the City.

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The required sign has been posted on the property. The white receipts and green cards from the certified mailings have been submitted to the Growth Management staff. Staff has not received any inquiries regarding the proposed amendment.

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