

STAFF REPORT
December 9, 2010

No. 10CA045 - Comprehensive Plan Amendment to change the land use designation from Low Density Residential to Mobile Home Residential

ITEM 4

GENERAL INFORMATION:

APPLICANT	City of Rapid City
PROPERTY OWNER	Robert and Carolyn Rensvold, Gerald W. Frame, Daniel and Linda Muth
REQUEST	No. 10CA045 - Comprehensive Plan Amendment to change the land use designation from Low Density Residential to Mobile Home Residential
EXISTING LEGAL DESCRIPTION	A portion of the SW1/4 of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwest corner of Lot 1 of Orchard Subdivision, Thence S82°0'00"E, a distance of 173.5 feet, to the Point of Beginning; Thence S0°36'23"E, a distance of 37.728 feet; Thence S0°36'23"E, a distance of 29.22 feet; Thence S0°36'22"E, a distance of 76.989 feet; Thence S0°36'23"E, a distance of 273.789 feet; Thence S0°35'19"E, a distance of 15.739 feet; Thence N43°26'53"W, a distance of 33.391 feet; Thence N47°15'42"W, a distance of 14.018 feet; Thence N47°15'42"W, a distance of 22.12 feet; Thence N59°40'48"W, a distance of 74.816 feet; Thence N86°11'52"W, a distance of 47.373 feet; Thence N89°32'8"W, a distance of 12.218 feet; Thence N0°25'32"W, a distance of 199.56 feet; Thence N0°27'20"W, a distance of 168.265 feet; Thence N0°27'19"W, a distance of 15.62 feet; Thence N0°10'1"W, a distance of 15.104 feet; Thence S82°1'27"E, a distance of 173.132 feet; Thence S0°58'15"E, a distance of 23.395 feet; Thence S0°58'10"E, a distance of 7.456 feet, to the Point of Beginning
PARCEL ACREAGE	Approximately 1.75 acres
LOCATION	2919, 2925 and 2931 Orchard Lane
EXISTING ZONING	No Use District
SURROUNDING ZONING North:	Medium Density Residential District

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South:	No Use District
East:	General Agriculture District
West:	No Use District
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	11/12/2010
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

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

GENERAL COMMENTS: This developed property contains approximately 1.75 acres and is located at 2919, 2925 and 2931 Orchard Lane. The property was annexed effective June 4, 2009 (#08AN011) and is currently zoned No Use District. Land located south and west of the property is zoned No Use District. Land located north of the property is zoned Medium Density Residential District. Land located east of the property is zoned General Agriculture District. The property was zoned Suburban Residential District by Pennington County prior to annexation. There are three separate landowners of the three individual mobile homes located on the parcels.

The adopted Comprehensive Plan indicates that this property is appropriate for Low Density Residential land uses. An application to rezone the property from No Use District to Mobile Home Residential District (#10RZ056) has been submitted in conjunction with this Comprehensive Plan Amendment.

The Future Land Use Committee reviewed the existing land use for this area in detail. As a result of that review, the Future Land Use Committee recommends approval of this Comprehensive Plan Amendment to change the land use from Low Density Residential to Mobile Home 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.

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*

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comprehensive plan.

A goal of any Future Land Use Plan is to maintain a commitment to neighborhoods by implementing appropriate policies that preserve and improve the quality and character of the community's established neighborhoods. The objective is to protect stable neighborhoods, prevent encroachment by incompatible industrial and commercial uses and maintain suitable buffers between low density residential areas and more intensive nonresidential uses. Amending the Comprehensive Plan from Low Density Residential to Mobile Home Residential will allow the existing mobile home uses to continue. The Future Land Use Committee indicated that this property is located adjacent to an existing mobile home park. As such, the proposed change from Low Density Residential land use to Mobile Home Residential land use appears to be consistent with the intent of the comprehensive plan.

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

The Southeast Connector Neighborhood Future Land Use Plan identifies the future use of the property as appropriate for Low Density Residential land uses. Prior to annexation, the property was zoned Suburban Residential District by Pennington County. The property is currently developed for mobile home residential use. In addition to this Comprehensive Plan Amendment, the City has submitted a rezoning request from No Use District to Mobile Home Residential District (#10RZ056). The annexation of the property 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.*

This property is located adjacent to an area that supports residential land uses. Land located north of the property is the location of a mobile home park and is zoned Medium Density Residential District with a Planned Residential Development for a Mobile Home Park. Residential land uses are located west of the property. The undeveloped land located east of the property is zoned General Agriculture District. Land located south of the property is proposed to be zoned Flood Hazard District. The proposed amendment to change the land use from Low Density Residential to Mobile Home Residential appears to be compatible with the mobile home and residential uses located adjacent to the property.

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

Three mobile homes on three separate parcels are located on the property. The property is located within the Rapid Valley Sanitary District. Access to the property is from Orchard Lane, located north of the property. No significant adverse impacts resulting from the requested Comprehensive Plan Amendment have been identified.

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

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orderly development pattern.

The proposed amendment will allow the mobile home use to remain on the property. The Future Land Use Committee found that the current mobile home use on individual lots and the existing development of the adjacent properties indicates that the proposed change is compatible with the surrounding land uses and will 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.*

Sanitary sewer service and adequate water is available from Rapid Valley Sanitary District. The local road network is adjacent to the property. The adjacent property to the north is developed for mobile home uses and the adjacent property to the west is developed for residential uses. The Future Land Use Committee has identified that mobile home land uses adjacent to a mobile home residential area will continue to preserve the character of the established neighborhood and will not have significant adverse effects on the surrounding area or on the City.

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 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 Low Density Residential to Mobile Home Residential be approved.